

AREA PLANS SUB-COMMITTEE SOUTH

1 June 2016

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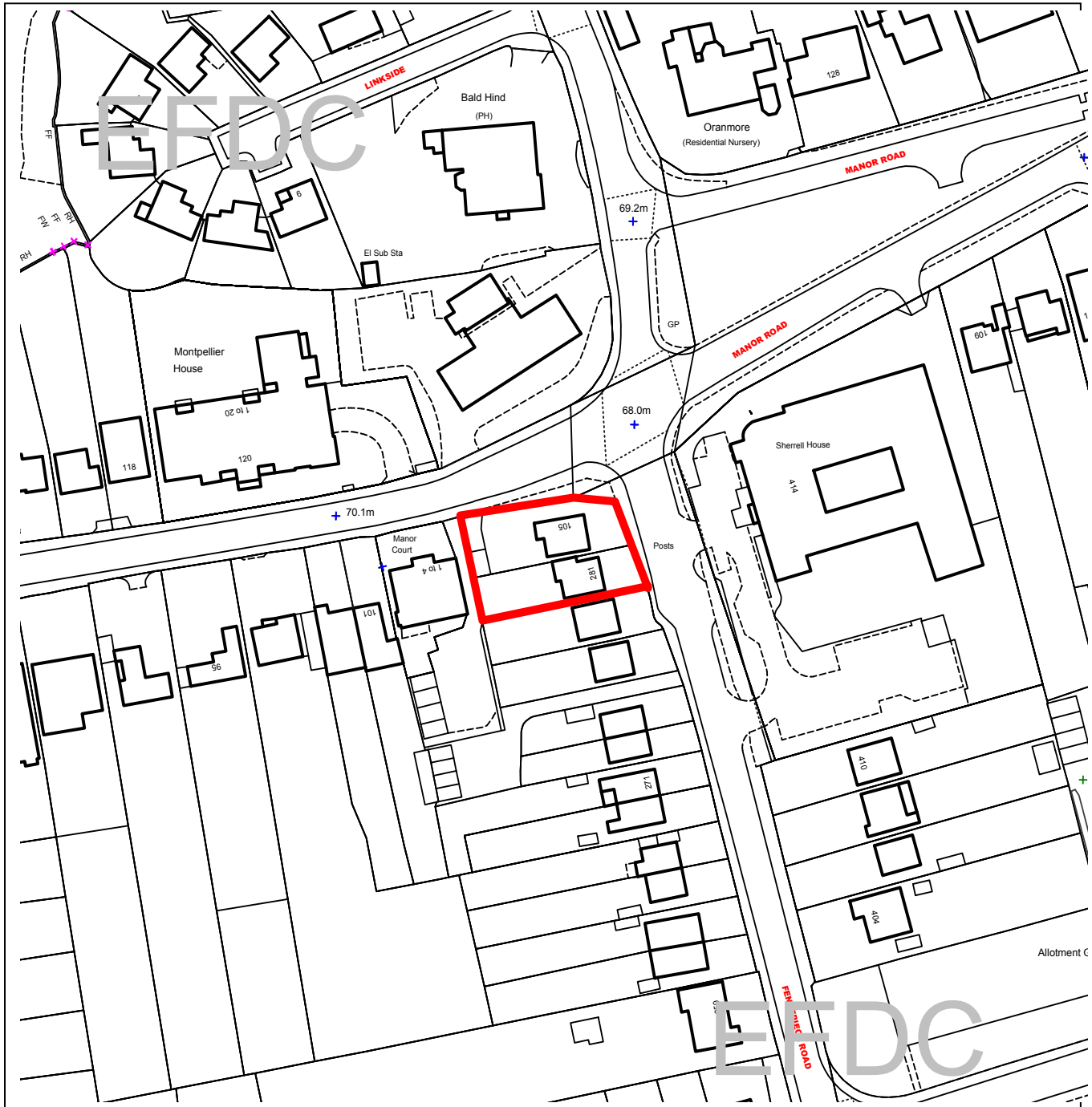
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/0653/16
Site Name:	105 Manor Road & 281 Fencepiece Road, Chigwell, IG7 5PN
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0653/16
SITE ADDRESS:	105 Manor Road & 281 Fencepiece Road Chigwell Essex IG7 5PN
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Chigwell Limited
DESCRIPTION OF PROPOSAL:	Demolition of the existing 2 no. detached dwellings and the redevelopment of the site to provide 11 no. flats within a part 2, part 3 and part 4 storey building with associated basement car/cycle parking and landscaping.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583235

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 5733 (P) 10, 5733 (P) 11, 5733 (P) 1, 5733 (P) 200, 5733 (P) 2 Rev D, 5733 (P) 3 Rev B, 5733 (P) 100-B Rev B, 5733 (P) 100-00 Rev D, 5733 (P) 100-01 Rev C, 5733 (P) 100-02 Rev C, 5733 (P) 100-03 Rev C, 5733 (P) 100-04, 5733 (P) 201 Rev D, 5733 (P) 202 Rev D, 5733 (P) 203 Rev E, 5733 (P) 204 Rev D, 5733 (P) 205 Rev D, 5733 (P) 206 Rev D, 5733 (P) 201 Rev C VISUAL, 5733 (P) 202 Rev D VISUAL, 5733 (P) 300 Rev A and 5733 (P) 301 Rev B
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

- 5 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to first occupation of the development hereby approved, the proposed window openings in the south elevation (facing the rear gardens of Fencepiece Road) shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank

Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 10 Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 11 Prior to first occupation of the development the developer shall implement Keep Clear markings across both approach lanes, these should be 9m back from the stop line and should be made as short as possible in the direction of travel to meet the safety objective (no more than 5m). The Keep Clear markings shall be maintained as such in perpetuity.
- 12 Prior to first occupation of the development the existing vehicular crossover on Manor Road shall be permanently closed off with the footway and kerbing being reinstated to full height.
- 13 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 14 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 15 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 16 There shall be no discharge of surface water onto the Highway.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

This application is before this Committee since it is an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site currently forms two detached, two storey dwellings with rear gardens forming a roughly rectangular site. The houses are located on the west side of Fencepiece Road at the busy crossroads with Manor Road and Hainault Road. The site slopes up to the north and to the west, with Fencepiece Road on quite a significant slope down to the south. This site makes up a corner site at this junction with a petrol station opposite on Manor Road, Sherrell House Care Home on the opposite side of Fencepiece Road and a public green with large detached dwelling (Oranmore) on the Hainault Road corner. A relatively new flatted development 'Silver Hind' is located to the rear of the petrol station and a more established flatted block to the west of this. Adjacent to the site on Manor Road is Manor Court, a four storey flatted development. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for the demolition of the two existing dwellings and replacement with 11 flats, 2 x one bedroom and 9 x two bedroom. The flats will be within a broadly 'L' shaped block part 2 storey, part 3 storey and part 4 storey. The proposal is fairly contemporary with a flat roof, glazing feature and modern finishes. Basement parking for 16 cars (including a stacking system) will be provided with vehicular access from Fencepiece Road. The proposal will follow the slopes in the site with the two storey element closest to No. 279 Fencepiece Road, stepping up to 3 storey and 4 storey closest to Manor Court on Manor Road. A mixture of balconies, private garden areas and communal garden areas will be provided. The proposal has a total depth from Fencepiece Road of 26m and width of 18m. The proposal will have a maximum height of 12.5m for the four storey element and 8.7m for the two storey element.

Relevant History:

Various applications relating to works to the individual dwellings but none relevant.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP5 – Sustainable Building

CP6 – Achieving sustainable urban development patterns

CP7 – Urban Form and Quality

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H2A – Previously Developed Land

H4A – Dwelling Mix

LL10 – Adequacy of provision for landscape retention

LL11 – Landscaping schemes

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans

according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

CHIGWELL PARISH COUNCIL: The Council *STRONGLY OBJECTS* to this application because of the over-dominant impact upon existing neighbouring properties. This is a thoroughly inappropriate development and there are severe safety concerns regarding the proposed entry and exit points.

59 Neighbours consulted and a Site Notice erected:

16 MONTPELLIER HOUSE, 120 MANOR ROAD – Strong objection – impede view, cause further congestion, limited parking

267 FENCEPIECE ROAD – Objection – disturbance during build, out of character, concern regarding highway safety

160 LIMES AVENUE – Objection – inadequate parking provision

POSTAL ADDRESS NOT PROVIDED – Objection – overdevelopment, overbearing, too near junction, harm to the streetscene, highway dangers

Issues and Considerations:

The main issues with this proposal relate to suitability of site, design, impact on amenity, highway/parking issues and landscaping.

Suitability of Site

The application site is within the built up area of Chigwell, located on a busy crossroads. The site is located within 1km from Grange Hill Underground Station and from the parade of shops and services located by Grange Hill station. There are frequent bus services passing by the application site. The site is therefore considered to be within a sustainable location.

The proposal is for 11 flats and the supporting text of policy DBE8 suggests private amenity space provision of 25m² per a unit totalling a suggested provision of 275m². The proposal provides 200m² of communal space with two private gardens adding a further 45m² plus private balconies for all but one of the flats. The proposal is inline with the suggested policy limits and provides a generous mix of communal and private amenity areas.

Design

The proposal is for a contemporary in appearance flat roof flatted development. The design includes considerable variety in terms of height (ranging from 2 storey to 4 storey); position of its façade (to both the Manor Road and Fencepiece Road elevations) and use of materials which adds interest but retains the appearance of a coherent and rational design. The design is unified by the careful use of material and glazing areas (particularly to the Manor Road elevation) and indicative robust landscaping on the site boundaries with Manor Road and Fencepiece Road enclosed by a low level wall and railings.

It is adjacent to Manor Court, which is a 1980's 4 storey block with mansard style roof. Although not in keeping with this building, it is not considered appropriate for this building to lead the design of any adjacent buildings. To combat this very different appearance between the two buildings

there is a good level of separation at 4m and the proposal is at approximately a 0.75m lower level than Manor Court which creates a gentler transition between the two differing designs.

The proposal is set back from the site boundaries to allow for a meaningful landscaping scheme, a maximum of 6.4m from Manor Road and 7m from Fencepiece Road (albeit with forward projections). This creates a less dense development and one that respects the character of the surrounding area – with both Montpellier House (opposite) and Sherrell House set behind robust landscaping schemes.

Amenity

In terms of amenity this proposal results in a far larger built form and higher building than the existing two dwellings on the site and therefore it is likely to impact on neighbouring amenity to some extent.

With regards to occupiers of Manor Court there are side facing windows on Manor Court, however these appear to be either for a stairwell or non-habitable room. In any event there is a distance of 4m between the two buildings and it does not appear that the proposal will extend across this window given the shallow depth at this boundary. It is therefore not considered to result in any significant impact on occupiers of Manor Court given the separation, lower height and short depth at this boundary.

The only other neighbour bordering the site is No. 279 Fencepiece Road, a single dwellinghouse, which is at a much lower level due to the slope in the road.

The proposals have been amended since first submission following Officer concerns regarding the amenity of the occupiers of 279 Fencepiece Road and the adjacent properties which are all at a lower level than the application site.

The plans have been altered so that the proposal respects the 45 degree line from the nearest window at No. 279 in plan form, this is important as the ground floor for the proposal is in effect at first floor level when viewed from No. 279 given the levels change. The proposal therefore extends some 3.4m at ground floor and 1.1m at first and second floor beyond the main rear wall of No. 279. Although the proposal will be clearly visible is not considered to have a detrimental impact on outlook given the amendment and the relatively small depth beyond the main rear wall of No. 279.

The proposal is situated to the north of No. 279 and therefore it is not considered that the proposal will result in any significant loss of light to No. 279.

With regards to overlooking and privacy the proposal has again been amended since first submission to delete the south facing balconies which although had obscured glazed screening to 1.7m in height would have resulted in a strong perception of overlooking across the garden of No. 279 and beyond into adjacent gardens due to the ability to step on to the balcony. With the deletion of this element this is considered to have improved the relationship with the neighbouring properties at the lower level. Windows are still located on this south elevation but these are clearly marked as obscured glazed to a height of 1.7m to avoid any actual overlooking. Although there may be some perception of overlooking, given the amendment to the scheme and the distance of 10m to the southern boundary it is considered that any perception is not so detrimental to justify a refusal.

The proposal results in a part four storey block to the north of, and up hill from the single dwelling houses on Fencepiece Road. It is not considered that the proposal results in an excessively overbearing presence to these properties on Fencepiece Road due to the set back of the 4 storey element of 10m from the shared boundary and that it is located to the rear of the gardens of the

properties on Fencepiece Road. Additionally the staggered set back from the boundary will mitigate against the proposal appearing too bulky, as this breaks up the building. It is also proposed to have significant planting scheme at this boundary which will soften the overall appearance.

Highways

Essex County Council Highways have assessed the submitted information and visited the site and is satisfied that the proposal is not contrary to National/Local policies or current safety criteria.

The proximity of the access to the signal controlled junction has been carefully considered and it is concluded that, with the provision of Keep Clear markings, it will not be detrimental to highway safety. The proposal will not generate a significant amount of movements in the peak hours and will not cause any capacity or efficiency issues.

A reduction to the Essex Parking Standards is allowed where there are good links to public transport etc. and this location is well located in those terms. Therefore the parking provision, including the 'stacked spaces' is felt to be acceptable for the development and the location.

Consequently the Highways Officer is satisfied that the impact on the highway at this location will not be detrimental to highway safety, capacity or efficiency.

Landscaping

All the trees on this site were removed prior to the submission of this application.

There is an extensive basement proposed which is over a larger area than the building footprint above. The basement will restrict the ability for significant large scale landscape elements to develop to maturity, and it is considered that the proposed planting of an 'English oak' as shown on the submitted landscape scheme is unrealistic and therefore the submitted landscaping scheme is not currently acceptable. However this can be conditioned to ensure an acceptable scheme which can work within the constraints of the site and Tree and Landscape Officer has no objection subject to a condition requiring hard and soft landscaping.

Other issues

Waste/Bins

The proposal includes areas for the storage of waste and an area for waste collection and the location and size is acceptable.

Land Drainage

The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff – therefore a suitable condition relating to flood risk is requested by the Land Drainage team.

Conclusion:

The proposal will provide 14 flats in a sustainable location, it is considered to be well designed, not to have an impact on highway safety and provides sufficient parking provision. The proposal will have some impact on neighbouring amenity to the properties to the south of the site, however on balance it is not considered so significant to justify a refusal and therefore approval given the above is recommended.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

**Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414**

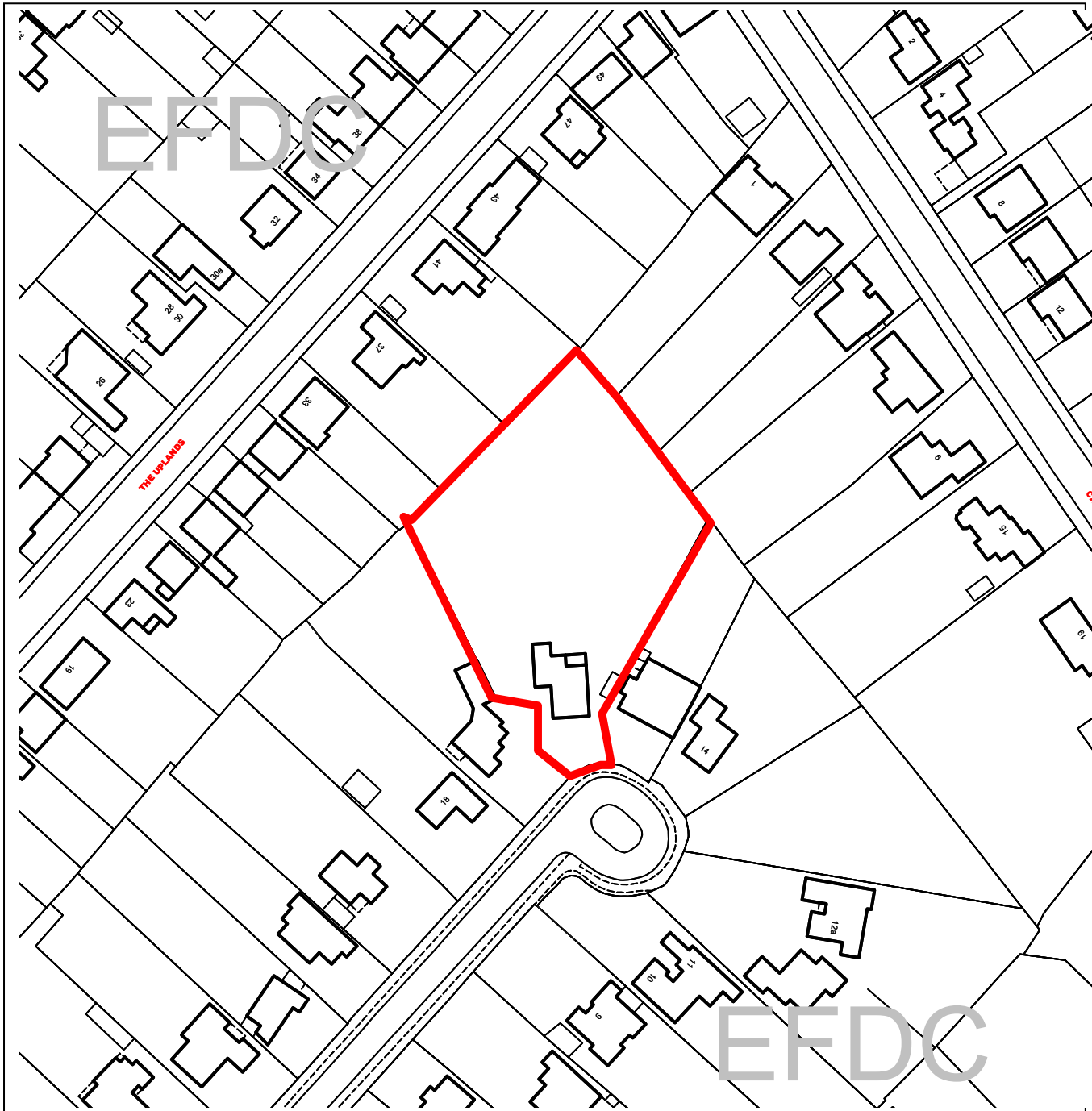
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/3155/15
Site Name:	16 Eleven Acre Rise, Loughton, IG10 1AN
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/3155/15
SITE ADDRESS:	16 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Declan O'Driscoll
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of two dwelling houses.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581313

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site and location plans
250-EX-01
250-EX-02
250-EX-03
250-PL-02
250-PL-03 revision A
250-PL-04 revision A
250-PL-05 revision A
250-PL-06
250-PL-07 revision A
250-PL-08 revision A
250-PL-09 revision A
250-PL-10
Design and Access Statement

- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions or enlargements to the roofs of the houses generally permitted by virtue of Classes A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no window or other opening other than shown on the approved plans shall be created on any flank wall without the prior written permission of the Local Planning Authority.
- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.
- 9 No development shall take place until details of the proposed surface materials for the parking areas for the houses and common vehicular driveway have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to

a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

10 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

11 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

12 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

13 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

14 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

15 The refuse storage facility shown on the approved plans shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

- 16 There shall be no discharge of surface water onto the Highway.
- 17 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

This application is before this Committee for the following reasons:

It is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

The recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is that of a detached house and its curtilage. The house is at the end of a cul-de-sac. The house and its neighbours are arranged around a circular vehicular turning area at the end of the cul-de-sac with side boundaries of properties radiating out rather than houses being in line. The site has a relatively narrow frontage but a maximum width of some 60m.

The houses are numbered consecutively with no. 17 to the left hand side when viewed from the footway and no. 15 to the right hand side. There are very significant changes in ground levels to the surrounding land. 17 Eleven Acre Rise is approximately a storey lower than the ground level of the application property and in turn 15 Eleven Acre Rise is almost a storey higher than the ground floor level of the application site. The ground falls in level to the rear of the site

There is a significant amount of shrubs and trees around the boundaries of the site. There are trees protected by individual Tree Preservation Orders within the site and a group Tree Preservation Order to trees along the side boundary with 17 Eleven Acre Rise.

The site is within a built up, residential area of Loughton off Traps Hill. The site adjoins the rear boundaries of properties of The Uplands, to the northwest, and of Carroll Hill, to the northeast. The application property is not Listed and is not in a Conservation Area.

Description of Proposal:

Demolition of existing dwelling and erection of two dwelling houses.

The proposal involves sub-dividing the site into two plots. The two plots would share a communal driveway, with planting to both sides, at the site frontage and extending back to the individual front curtilages of each proposed house. These front curtilages would be predominately for generous parking in front of each house but some areas in front of the houses would be available for planting to give the impression of two front gardens. The parking area in front of both houses would be of permeable paving.

The proposed detached houses would be splayed away from each other, following the pattern of the layout of houses at this end of the cul-de-sac although the houses would be set deeper into their plots than neighbouring properties; the front elevations of the proposed houses would be roughly level with the rear elevations of built form on adjoining plots.

The house to the left hand side of the site when viewed from the road, house A, nearer no. 17 would have three storeys of accommodation plus accommodation within its roof. House A would have five bedrooms.

House B would also have three storeys of accommodation plus accommodation within its roof and also have five bedrooms.

House A would be set 2.7m from the side boundary with no.17 where a corner of the proposed house would be the closest part of the footprint to the side boundary with an existing neighbour. House A would have the main part of its front elevation set some 30m from the frontage of the site. The footprint of house A would have a footprint 14m wide by a maximum depth from a front bay of 12m. At the rear of the house would be a patio at an elevated level due to it being level with the ground floor of the house and ground levels falling to the rear of the site. The patio would be 15m wide by 4m deep.

House A would have an open plan kitchen and dining area at the rear of the house, a utility room off the kitchen, two rooms for living areas and a study on the ground floor. On the first floor would be two bedrooms, both with en-suite facilities, and a games room. On the second floor would be two more bedrooms with en-suite facilities. On the third floor, within the roof, would be the main bedroom with access to a rear balcony, a spacious en-suite bathroom and, off the bathroom at a split level, a spacious dressing room.

House A would appear as a house with a side hip roof and a front bay with a gable end. On the side of house A nearest the boundary with no. 17 the height to the eaves would be 7.7m. The front of the house would appear at split levels with the entrance doors at a higher ground level and as such the height to the eaves at this part of the house would be 6.7m. House A would have a maximum height of 9.8m from ground level to the ridge of the front bay.

House B would have a flank wall running parallel with the boundary with no. 15. House B would be set 2.2m from this boundary. House B would be set a minimum of some 21m from the frontage of the site. The footprint of house B would be 13m wide by a maximum depth from a central front bay of 13m. At the rear of the house would be a patio set some 2.5m lower than the ground level of no. 15. The patio would be terraced into the existing slope of natural ground levels. The patio would be 13m wide by 3.5m deep.

House B would have an open plan kitchen, dining area and living room at the rear of the house, a utility room off the kitchen, and a sitting room and a TV/play room. On the first floor would be three bedrooms, all with shower-rooms and dressing areas en-suite. On the second floor would be another bedroom with a shower-room and dressing area and the main bedroom with en-suite bathroom and dressing area.

House B would appear as a house with an almost symmetrical front elevation of central front bay with gable end and side hips to the main roof. The central front bay would have two vertically proportioned windows directly above the entrance door. The windows would have the same dimensions as the entrance door. The remainder of the façade of the front bay would have a rendered finish and three horizontal bands of header brickwork. The height to the eaves would be 6.7m and the maximum height of the roof, to the ridge of the central front bay, would be 10.5m. The front of house B would be set at a ground level 2.5m lower than that of no. 15.

Relevant History:

- EPF/0871/94 Demolish existing house, erection of 3 det. Dwellings – Refused – Appeal dismissed.
- EPF/1299/97 Single storey extensions to front, side and rear – Approved
- EPF/2065/02 Demolish existing house & garage, erect new house, garage & shed – Approved
- EPF/1484/12 Demolish existing house & garage, replacement det. Dwelling & garage – Approved
- EPF/2758/14 Demolition of existing house, replacement house with 3 no. 6 bedroom houses. New front wall and gates – Refused and dismissed at appeal 30/09/2015
- EPF/0399/15 Demolition of existing house to be replaced by 2 no. 6 bedroom houses. Removal of dead TPO tree. New wall and gates (Revised plans showing revised house design, amended forms) (Previous application EPF/2758/14) – Refused 05/06/2015

Policies Applied:

- | | |
|-------|---|
| CP2 | Protecting the Quality of the Rural and Built Environment |
| CP3 | New Development |
| CP7 | Urban Form and Quality |
| H2A | Previously Developed Land |
| DBE1 | Design of New Buildings |
| DBE 2 | Effect on Neighbouring Properties |
| DBE6 | Car Parking in New Development |
| DBE9 | Loss of Amenity |
| LL10 | Adequacy of Provision for Landscaping Retention |
| LL11 | Landscaping Schemes |
| ST4 | Road Safety |
| ST6 | Vehicle Parking |

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 43
Site notice posted: No, not required
Responses received:

3 ELEVEN ACRE RISE – overbearing; placing in the road would create the appearance of a road within a road which Eleven Acre Rise would not be able to accommodate easily in terms of extra traffic and visual amenity; repetitive blocky design of the houses represent those of flats; the builder may convert the buildings; would look very unattractive and totally out keeping.

11 ELEVEN ACRE RISE – insufficient parking; prominent and intrusive; overlooking; visually overcrowded; not in keeping.

12 ELEVEN ACRE RISE – the site offers inadequate space for anything other than one dwelling; will give the impression of an overloaded, overbearing, unsightly image, which is not in keeping with any other property in the road; far too close to the perimeters of neighbouring properties, intruding onto their privacy; back land development not in keeping with existing building line; an ugly intrusion onto surrounding neighbours; inadequate parking; poor water pressure.

12a ELEVEN ACRE RISE – back-land development; inconsistent with building line; devastating impact to appearance; loss of privacy; cramped; overdevelopment; would set a precedent; site only suitable for one unit.

14 ELEVEN ACRE RISE – overdevelopment; widely varying levels and close proximity of neighbours has not been adequately taken into account; out of keeping; negative impact to living conditions of neighbours; overlooking; noise and disturbance; entrance too narrow; negative effect upon character; loss of mature trees; enormous vertical massing of houses; two houses are unsuitable; cramped.

16 ELEVEN ACRE RISE – out of keeping; overlooking; loss of light; would create a parking problem; flank wall would be a monstrosity belonging on an industrial estate.

18 ELEVEN ACRE RISE – over development; not in keeping with the street scene; would look like large apartment blocks; roof designs are out of keeping with the character of the street; negatively impacts the outlook, private amenity and privacy of neighbours who will all be affected by a dominant four-storey brickwork mass; balcony would cause loss of privacy; back land development.

18A ELEVEN ACRE RISE – this application has reduced the footprint of the proposed houses compared to previous applications but has increased the scale and mass of each house; a planning inspectorate decision of 1995 has created a clear precedent against the development of multiple houses on the site; the flank walls would be enormous and this would be emphasised by the houses being set well back into the plot and so totally block all views, and significantly overlook rear gardens; the appearance of the houses is akin to two large blocks of flats and totally out of keeping with the street scene; represents garden grabbing back land development contrary to government guidelines in the NPPF and policies in the local plan; overdevelopment; out of keeping with the surrounding houses and character of the street; overlooking and loss of privacy: As a result of the levels of the land, and position of the proposed houses, there will likely be significant overlooking of neighbouring properties; views from neighbouring rear gardens will be significantly negatively impacted by extremely large and dominant flank walls built hard up against boundaries; dominant and imposing nature of flank wall to house A; loss of daylight and sunlight; breaches rear building line of neighbouring properties; out of keeping and out of character; vehicular access arrangement has no precedent in this locality and would be out of character with the streetscene; narrow frontage would look cramped and be unsafe; parking unworkable; loss of landscaping.

19 ELEVEN ACRE RISE – ‘garden grabbing’ with loss of green spaces; adjoining properties will have to endure towering flank walls and subsequent loss of light; design of both properties is unattractive, resembling University student accommodation; out of keeping with the street scene; rear building line not consistent with adjoining houses; extreme case of overdevelopment of the site; similar proposals were refused at appeal; basements could flood as there are natural springs in the area.

22 ELEVEN ACRE RISE – overshadowing; inadequate parking; would overload drainage; flooding would result.

17 GOLDINGS RISE – the two projects would sit well within the large development plot therefore offering good quality family accommodation within Loughton.

29 THE UPLANDS – would equate to an increase in extra 2/3 storeys due to ground levels; loss of privacy due to the proposed set back into the plots compounded by the top floor balcony which could be a source of amplified noise and light due to its height.

31 THE UPLANDS – loss of established tree line at the bottom of our garden; proposed houses would be too close.

33 THE UPLANDS – too large and overbearing; house A would appear to be higher than the existing house; balcony would look directly down into our garden and rear bedrooms; would set a precedent for house building in gardens in the area.

37 THE UPLANDS – inadequate vehicular access; garden grabbing; out of context; insufficient parking; setting back of houses into plot would make them seem to be too close to neighbours and create overlooking; the earth movement involved would cause problems with water run-off; would tower above neighbours.

41 THE UPLANDS – out of keeping; overlooking; an eyesore; loss of light; would create a parking problem.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP): Objection

Overdevelopment; out of keeping with streetscene; would look like large apartment blocks; adverse impact to outlook, private amenity and privacy of neighbouring residents.

LOUGHTON TOWN COUNCIL: Objection

The Committee reiterated its comments previously made for amended application EPF/0399/15 which were:

The Committee OBJECTED to this application, which it considered was garden grabbing, an overdevelopment of the site, and a backland development contrary to National Planning Policies. There was concern there would be substantial loss of privacy and overlooking of neighbouring properties in Eleven Acre Rise owing to the gradients on the site, and was deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Relatively little private amenity space would be allocated to the proposed two new dwellings, which was considered contrary to Policy DBE 8 of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee was concerned by the parking provision proposed, which could exacerbate onstreet parking problems. This would only add to the daily congestion in the road used for parking by shoppers, workers and visitors to the nearby GP practice, library and leisure centre.

Moreover, members considered the proposed design did not blend in, nor the orientation of the dwellings that were out of keeping with the streetscene. The Committee was concerned about the high flank wall that was extremely overbearing and would cause loss of light to the neighbours. Members commented that they considered the shape and gradients of the plot were unsuitable for two dwellings.

Main Issues and Considerations:

The main issues in this case are the impacts to the living conditions of neighbouring occupiers, particularly at 15 and 17 Eleven Acre Rise, and to the character and appearance of the area. Both houses would provide a very high standard of accommodation to future occupiers. In principle the proposal is encouraged by Policy H2A which deals with residential uses on previously developed land.

Character and Appearance

Eleven Acre Rise is characterised by large, detached dwellings, many of which have been either replaced or extended in recent years. Whilst there is no uniformity to their design, generally properties are of traditional design with hipped and dual pitched roofs. The design of the proposed

dwelling would differ from this usual pattern of design, by introducing two properties on a plot currently occupied by only one. The layout pushes the dwellings deeper into the plot than neighbouring properties.

This arrangement would mark a change from the existing pattern of development in the locality but this change is considered to be visually acceptable. Neighbouring houses have a variety of appearances and the further variety that the proposed setting out represents is considered such that it would produce a visually acceptable development. From any point along the frontage of the site it would be possible to see a gap between the built forms of the two proposed houses.

The arrangement for the frontage of the site, with a communal drive with landscaping to both sides, is considered a marked improvement from the wrought iron gated boundary previously proposed. An Inspector commented that the layout of the end of the cul-de-sac had a relaxed and informal character which contributed positively to local distinctiveness. It is considered that the driveway between planted areas would be in keeping with such a character. Furthermore, the landscaping at the front of the site would materially soften the appearance of this part of Eleven Acre Rise.

Neighbouring Amenity

House A would be at least 2.7m off the boundary with 17 Eleven Acre Rise though set further back into the plot. As ground falls to the rear of the application site the position of house A would be at a ground level the same as the ground level of the rear garden of no. 17. However, the rear windows on the main rear elevation of no. 17 face northwest whereas house A would be set away to the north. No. 17 has a single storey bay that runs at an oblique angle from the line of the main rear elevation of the house at no. 17. This bay has a side wall hard on the boundary with the application site. The rear end of this bay faces north by northwest. There are two small windows on the rear elevation of this bay. The side elevation of house A would extend back some 7m from these windows and then house A would be single storey for another 3m. The flank wall of house A would have a rendered finish. Given that no. 17 and house A would splay away from each other in relation to main flank walls, the impact of house A to the residential amenity of the occupiers of no. 17 is considered acceptable in terms of light and outlook.

When in the rear garden of no. 17 the three storeys plus crown roof of house A would appear imposing. With regard to the rear elevation of house A, amended plans have been received which have resulted in an appearance to the rear elevation that is considered acceptable.

The rear balcony of house A would be three storeys up on the rear elevation but the rear garden would retain a depth of more than 25m. Properties on The Uplands have rear gardens of at least 20m in depth and it is considered that the rear balcony would not produce a degree of overlooking of neighbouring properties that could reasonably justify refusal.

House B would have its rear elevation parallel with the rear elevation of no. 15 and be set some 10m further back. However, house B would be on much lower ground, by some 2.5m, such that from the ground level of the curtilage of no. 15 house B would have a relative height of some 4m to the eaves of a roof sloping up and away from the side boundary. 5.5m of depth of built form 6.5m in height would be 2m from the side boundary but the remainder of the form of house B would be lower or set further away from the side boundary. The application drawings show, on drawing no. 250-PL-06, that only a single storey element of house B would just clip a line drawn at 45 degrees from the face of the nearest window. The window would be at a higher level than the eaves running down the side of the single storey element of house B.

No material adverse impact is envisaged to the occupiers of no. 15.

Trees and Landscaping

The Council's Tree and Landscape Officer has been consulted on the planning application and has no objection subject to the imposition of conditions to planning permission.

Highways and Parking

Both houses would have parking provision that would meet the relevant standard. Essex County Council Highways has been consulted on the planning application and has no objection subject to condition.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be granted

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

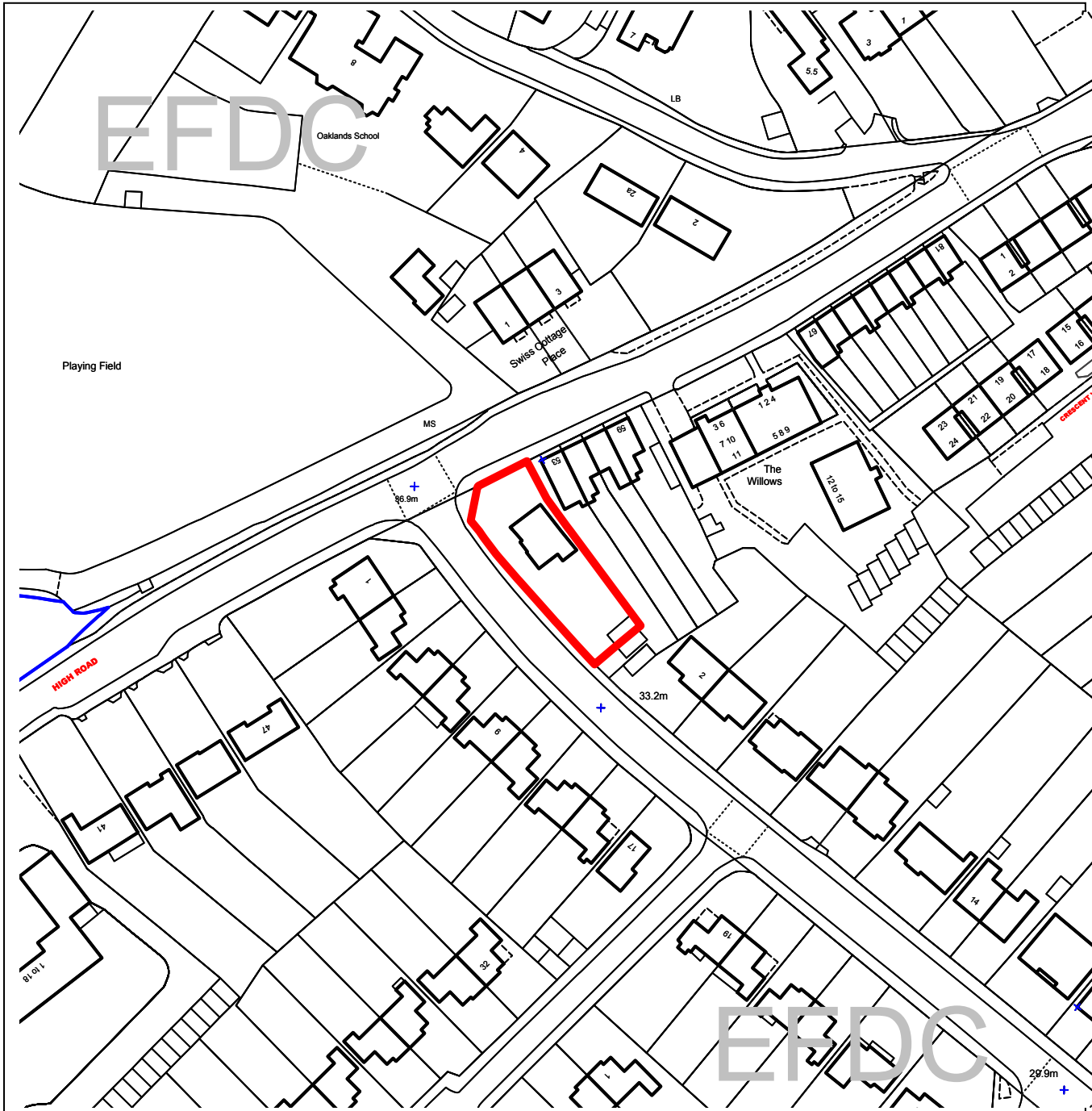
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/0439/16
Site Name:	51 High Road, Loughton, IG10 4JE
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0439/16
SITE ADDRESS:	51 High Road Loughton Essex IG10 4JE
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Spring Grove Ltd
DESCRIPTION OF PROPOSAL:	Two-storey rear extension and rearward extension of roof. Conversion to two 2-bed and one 1-bed flats.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582716

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site location plan, drawing FMY_001
FMY_800
FMY_100
FMY_200
Design and Access Statement
- 3 Prior to first occupation of either the first floor flat or the second floor flat, the proposed window openings in the eastern flank elevation above ground floor shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Materials to be used for the external finishes of the flats shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to first occupation of the development, the access, vehicle parking and turning area as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning area shall be retained in perpetuity for their intended purpose.

- 6 Prior to first occupation of the development, the existing redundant dropped kerbs shall be fully reinstated to full height kerbing and footway.
- 7 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation - per dwelling - of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 8 There shall be no discharge of surface water onto the highway.
- 9 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 10 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 The development hereby approved shall not be commenced until details of the means to control noise and vibration transmission between the proposed flats have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

This application is before this Committee since the recommendation is for approval and more than two expressions of objection have been made (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (f))

Description of Site:

The site is that of a house and its curtilage on the corner of High Road with Spring Grove. The house on the site has five bedrooms and has two storeys and loft accommodation, of two of the bedrooms, with gable end and dormer windows.

The site is a maximum of 44m in length, north/south, by some 15m wide at a mid point along the site.

The site is within part of the built up area of Loughton. The property is not Listed and is not in a Conservation Area.

Ground levels of surrounding land rise from south to north. There is a gentle slope to the surrounding land falling from west to east. The site itself rises in level from south to north although the ground at the northern end of the site is lower than that of the adjoining footway of High Road; the ground to the northernmost end of the site is effectively terraced into a slope.

Description of Proposal:

Two-storey rear extension and rearward extension of roof. Conversion to two 2-bed and one 1-bed flats.

The front elevation, which faces High Road, would remain as existing with the existing front door acting as the entrance door to a communal lobby. On the ground floor would be a two-bedroom flat accessed from the lobby. Stairs from the lobby would lead to a common landing giving access to a two-bedroom flat on the first floor. From the landing the stairs would continue up to a one-bedroom flat within the roof space.

The built form of the existing house would be extended to the rear, to the southern elevation, by a maximum of 1.5m. The sloping roof on the rear of the house would be replaced with a roof form to the rear resembling a Mansard roof arrangement. Two dormer windows would face south. A new dormer and roof light would face west, towards Spring Grove. Two roof lights, to a toilet and to a shower-room, would be inserted on the eastern roof slope.

Three car parking spaces set side by side would access onto Spring Grove. A bin and bike store outbuilding would, in the original submitted plans, be set behind the three parking spaces. An amended plan has been produced by the agent for the bin and bike store that is discussed below.

Relevant History:

EF\2015\ENQ\00420 – Pre-application advice for demolition of existing house and construction of eight residential flats.

EPF/1973/15 - Demolition of existing house and construction of eight residential flats with associated car parking spaces, amenity space and refuse collection area. – Refused 02/12/2015 Appeal decision awaited.

Policies Applied:

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land

H4A	Dwelling Mix
DBE3	Design in Urban Areas
DBE6	Car parking in new development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE10	Residential Extensions
DBE11	Sub-Division of Properties
LL11	Landscaping Schemes
LL12	Street Trees
ST1	Location of Development
ST2	Accessibility of development
ST4	Road Safety
ST6	Vehicle Parking

Essex County Council Revised Parking Standards 2009 SPG

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 54
 Site notice posted: No, not required
 Responses received

2 SPRING GROVE – insufficient parking, would add to parking stress.
 4 SPRING GROVE – insufficient parking, would add to parking stress.
 53 HIGH ROAD – loss of amenity for neighbouring properties, loss of privacy, loss of on-street parking, inadequate parking, loss of daylight and sunlight, concerned at possible damage from building works, working hours of construction should be specified.

Loughton Town Council: No objection.

Main Issues and Considerations:

The main issues are considered to be the appearance of the building and of the site as a whole; impacts to neighbours; and, future residential amenity of the occupiers of the proposed flats. Parking provision is also considered below.

The application site is in the urban area of Loughton. The proposals would result in the retention of the existing building, albeit in a modified form, which is considered a non-designated heritage asset under paragraph 135 of the NPPF as it is a large, attractive late Victorian/early Edwardian Arts and Crafts style property on a prominent corner plot. A previous application to demolish the building and erect a replacement building to accommodate eight flats was refused and it has been expressed to the developer that a scheme to convert/extend the property would be preferable to a replacement building. The provision of new homes on previously developed land is acceptable in principle, subject to siting, design, access, and impact to neighbouring properties.

Appearance of the building as proposed

The built form of the house would be essentially retained. Due to its roof design the proposed extension to the south east elevation would appear as a somewhat bulky and discordant addition. However, the elevation is not a principal elevation that faces a highway and it is not uncommon for

rear elevations of dwellings to have a somewhat contrasting appearance to the principal elevations. Although the south east elevation would be visible from Spring Grove, it would not front onto it with views of it being at an angle. Furthermore, the degree of contrast in roof form is not so great that it would harm the appearance of the south east elevation. The side elevation of the addition would be seen from Spring Grove, however, its depth would be limited and proportionate to the scale of the building whose design is sufficiently robust to visually accommodate the enlargement.

In conclusion, with regard to appearance, it is considered that the proposal would maintain and conserve the quality of the built environment as required by Policy CP2.

Impacts to neighbours

The rearward extension of the existing built form would be of limited depth. The bin and bicycle store building to be set behind the parking spaces would be single storey, of a height where adjoining the boundary with no.53 of 2.2m. This would only be some 0.4m higher than a standard side boundary fence. The comments of a neighbouring occupier are noted with regard to loss of light but not supported.

Residential amenity to occupiers of flats

With the exception of the kitchen to the second floor flat being above a bedroom of the flat below, the layout of the flats would essentially be the same so that reception rooms and bedrooms would be aligned vertically thereby minimising disturbance. All the flats would be of a good size, indeed both two-bedroom flats would have en-suite facilities to the main bedroom. In common with nearly all flats, the hall way within each flat would rely on borrowed light but the rooms themselves would have good illumination and all the flats would have a convenient lay-out.

In relation to the proposed stacking arrangement of rooms, since the flats would be achieved by way of a conversion rather than a new building, the parts of the Building Regulations dealing with noise transmission within the building do not apply. Consequently, in order to safeguard the living conditions of future residents it is necessary to include a condition on any consent given that secures adequate insulation to prevent the transmission of excessive noise and vibration between the flats.

Highways and Parking

Parking provision on a one-for-one basis is considered to be acceptable in this location. It is noted that the site is not distant from public open space, in the form of the Warren Hill part of Epping Forest, and that the commercial centre of Loughton and Loughton London Underground Station are within a reasonable walking distance.

ECC Highways has raised no objection.

Conclusion:

The proposal represents efficient use of land in a built up locality. The appearance of the proposal is acceptable. It is recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Jonathan Doe

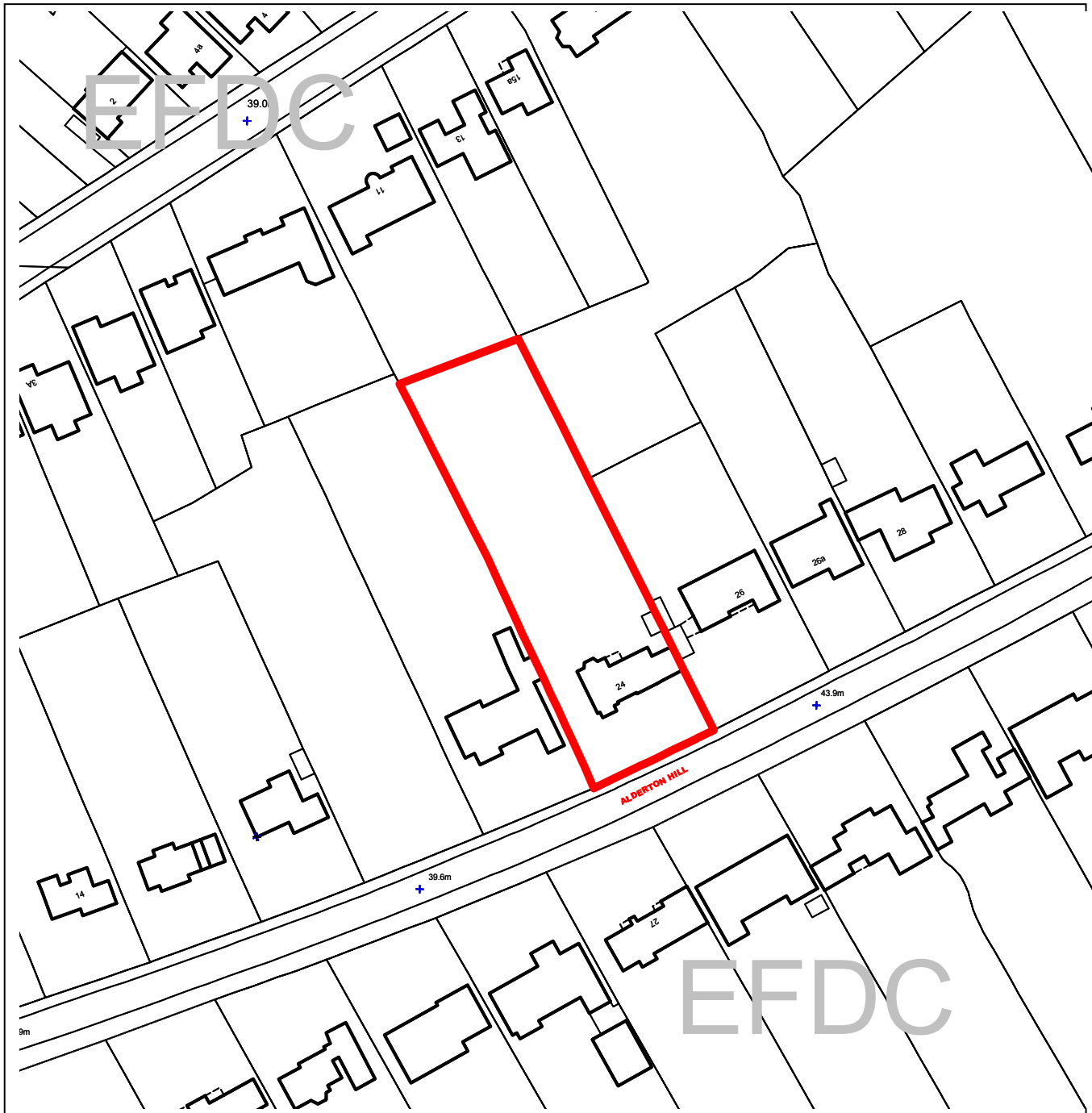
Direct Line Telephone Number: 01992 564103

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/0561/16
Site Name:	24 Alderton Hill, Loughton, IG10 3JB
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0561/16
SITE ADDRESS:	24 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Balbir Bagria
DESCRIPTION OF PROPOSAL:	Proposed two storey side extensions, part single and part two storey rear extensions, dormer windows and associated alterations.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582996

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the development hereby approved, the proposed window openings in the eastern and western flank elevations above ground level, to the granny flat/studio, bedroom 2, bedroom 3, bedroom 4, bedroom 6 and bedroom 7, shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The proposed granny flat/studio as shown on plan 1406/404 shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 24 Alderton Hill, Loughton.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no window or other opening other than those shown on the approved plans shall be inserted in a flank elevation of the house above ground floor level without the prior written permission of the

Local Planning Authority.

- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

This is a two-storey detached house. A flat roofed garage has been added to the right hand side of the house when viewed from the front. The garage infills between the house and the eastern side boundary adjacent to no.26.

The application property, in common with other nearby properties, is on a sizeable plot, 27m in width. The house and attached garage has a width of 20.5m, 15m at first floor level. The main ridge of the house runs from side to side and the house has two front gables. Alderton Hill rises with the length of the road from west to east.

Description of Proposal:

This application is for an amended design for a proposal previously presented to Committee that was judged to be excessively bulky in relation to its impact to the occupiers of no. 26, to the east. The essential difference between the current proposal and that previous proposed is that the height and therefore the bulk of built form proposed adjacent to no. 26 has been substantially reduced, from two-storey and side gable to single storey plus gambrel roof.

The built form proposed adjacent to no. 26 was to have been the same height as the main roof ridge, 9.6m. The built form proposed adjacent to no. 26 is now proposed to have a height of 7.7m.

Proposal is to:-

- (a) demolish the side garage and replace this with a two-storey side extension , to be sited 1m from boundary, with a single storey rear extension set behind.
- (b) add a garage to other side of house, 1.1m from boundary, with a "granny flat/studio" above.
- (c) Two-storey rear extension
- (d) Single storey rear extension
- (e) Dormers will be added across the existing and proposed roof.

(a) The two storey side extension would be 5.0m wide by 7.5m deep. Behind this extension would be a single storey rear extension 5.3m wide by 5.2m deep. The two-storey extension and single storey extension would create a footprint at this part of the proposed house of 12.8m depth. The two-storey extension would have an obscure glazed window, to bedroom 4, at first floor level.

(b) To the other side of the house, to the left hand side when viewing the front elevation, would be another two storey extension 5.4m wide, leaving a space from the western side boundary of 1.1m, by 7m deep. This extension would have an integral garage at ground floor and a self-contained flat, accessed from an external door on the rear elevation, at first floor level. The flat above the garage would have a window front and rear and an obscure glazed window on the side elevation.

c) A two-storey rear extension would be 5m deep, along its eastern flank from the existing first floor rear wall, by 5.8m wide. This extension would form bedroom 3 and have a Juliette balcony on its rear elevation. This extension would have a flank wall 6.1m from the eastern boundary and the other flank wall 15m from the western boundary. This two-storey rear extension would have a roof above with a rear gable end and the roof would contain accommodation in the form of a home cinema. The home cinema would have a window in the gable end and two roof lights to both roof slopes. The house would also be enlarged at first floor level by a 1.8m deep by 5.8m wide rearward enlargement of bedroom 2.

d) A single storey rear extension would be 4m deep by 8.4m wide and would be set 7m from the western boundary. This extension would enlarge the lounge and have a bay window, 1.5m deep, set on the rear elevation and two side windows.

(e) Two dormers and a rooflight would be added to the front elevation of the resulting roof form and two dormers would be added to the resulting main roof form of the rear roof slope. Two rooflights would be added to a side roof slope to face the western boundary.

Relevant History:

EPF/1483/06 - Two storey side extensions to both sides, incorporating, indoor swimming pool, front porch and loft conversion with front and rear dormer windows. – Withdrawn 26/10/2006

EPF/3012/14 - Demolish garage and replace with two storey extension, 1m from boundary, with continuation of roof above. Attached garage to other side of house, 1.1m from boundary, with "granny flat/studio" above. Three front dormers. Two storey and single storey rear extensions. Associated alterations. - Part Allowed, with Conditions and Part Dismissed 25/08/2015 (Allowed in relation to a proposed two-storey side extension to the dwelling's west facing flank wall, a single storey rear extension, the installation of two dormer windows in the front roofslope, one dormer window to the rear roof slope and associated alterations. Failed in relation to the proposed two-storey addition to the eastern flank.)

EPF/2983/15 - Demolish garage and replace with two-storey side extension. Attached replacement garage with granny flat above. Front dormers. Ground floor and two-storey rear extension. Accommodation within roof space. – Refused on the basis that the side extension would appear overbearing when seen from 26 Alderton Hill and cause a loss of light to a glazed structure at that property. No objection raised to the other elements of the proposal, including the two-storey rear extensions. 10/02/2016.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

NPPF

Consultation Carried Out and Summary of Representations Received:

Number of neighbours consulted. 8

Site notice posted: No, not required

Responses received:

22 ALDERTON HILL – object - will block light to my study and bedrooms upstairs, loss of privacy, in dispute with the owners of no. 24 due to their moving of the boundary which can never be rectified once an extension has been built on this land.

26 ALDERTON HILL – object – minimal effort to take account of our consistent objections, incongruous, intrusive and overbearing.

LOUGHTON TOWN COUNCIL: Objection

The Committee OBJECTED to this application on the grounds of the height and bulk of the flank wall that abutted no 26 Alderton Hill.

Main Issues and Considerations:

In the light of an appeal decision for this property, the main issue is the effect of the proposal on the living conditions of neighbouring occupiers, with particular regard to those of at No. 26 Alderton Hill and any resultant loss of light and sunlight thereto.

There is now less bulk of built form proposed next to the eastern boundary; a single storey extension is now proposed to the rear of the house and a ground floor plus gambrel roof is proposed at the front. This element at the front was previously proposed to be ground floor plus first floor plus side gable. The current proposal is therefore understood to be following a way forward suggested by Committee. It should also be borne in mind that an Inspector, in partially dismissing the appeal for the penultimate decided application, opined, at paragraph 8 of the appeal decision (APP/J1535/D/15/3038247) *“I have concluded that the proposed two-storey extension to the eastern flank would, due to its height depth and orientation, be harmful to the living conditions of the neighbouring occupiers and, in the absence of compelling information and detail to suggest otherwise, the proposal would be contrary to LP Policy DBE9 and also relevant advice within the National Planning Policy Framework.”*

Amenity of neighbours – No.26

The rear garden of the application property faces to the northwest. 26 Alderton Hill is to the northeast. No. 26 has a greenhouse, which the occupiers of no. 26 use as a garden room, and a pleasant outside sitting out area to the side to the greenhouse, between the greenhouse and the house at no. 26. Next to this area would be a single storey extension, with a crown type roof with a flat top containing a lantern style roof light. This single storey rear extension would be at least 1m from the boundary, 1m from the greenhouse which is hard on the boundary. The single storey rear extension would be 2.9m in height to the eaves and have a dummy sloping roof with a maximum height of 4m. It is considered that no material loss of light would occur to the occupiers on no. 26.

Amenity of neighbours – No.22

Due to orientation, larger size of no.22 and the proposed modest scale of the proposed granny flat addition, the proposal will not result in a material loss of light or loss of privacy to this occupier. The proposed first floor side window will be obscure glazed.

The application property has a rear garden of some 60m and no materially greater overlooking is envisaged from the rear dormers or gable end windows than from rear first floor windows. Roof lights to side roof slopes would be at high level. All side windows at first floor or the attic storey are either marked on the plans to be obscure glazed, to a shower-room or to a room that also has a

rear facing window. A condition to ensure obscure glazing to all side windows above ground floor level is considered reasonable.

Other matters

The proposed two-storey rear extensions are unchanged from that proposed in the previously refused application since the Council's decision did not raise any objection to that component of the development. There have been no changes on site that could justify the Council taking a different position on the two-storey rear extensions.

The granny-annexe is shown without an internal link to the main house, so a condition to ensure against a small form of accommodation, out of keeping with the local area, is not created is considered reasonable.

Any dispute regarding the position of a boundary is not a planning matter.

Conclusion:

The proposal complies with relevant planning policies and it is recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/1044/15
Site Name:	92 Bracken Drive, Chigwell, IG7 5RD
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1044/15
SITE ADDRESS:	92 Bracken Drive Chigwell Essex IG7 5RD
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Stanley Smith
DESCRIPTION OF PROPOSAL:	First floor side and rear extension. First floor front extension. Ground floor front extension. Replacement roof form with rear dormers, side gables and front gable.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575676

CONDITIONS

- 1 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

This application relates to a two storey detached house located at the northern end of this residential road. It is the last house before its junction with Stradbroke Drive; the end of the rear garden of 23 Stradbroke Drive adjoins to the north. There are protected trees in the rear half of the applicant's rear garden.

This is a wholly residential area characterised mainly by detached houses and chalet type bungalows.

Description of Proposal:

The application is for development at the front and rear of the house consisting of:-

1. At the rear, a first floor rear extension across the back of the house, projecting at a depth of 3.8m; additions to the rear roof in the form of a small centrally located dormer, flanked by two larger matching dormers, one on either side.

2. On the front, part of the first floor to extend forward by 1m to align with the rest of the first floor already in this position and form a larger gable feature over at roof level, with a small flat roof dormer on one side and an “eyebrow” dormer on the other. Also, the side of the house extended by 0.7m closer to the southern boundary towards no.90 Bracken Drive; a replacement hipped ended main roof with a gable ended new roof at the same height and the ground floor extended in width by 1.8m across the middle part of the front of the house with a mono-pitch tiled roof over.

Relevant History:

1975 – Rear extension was granted.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Appearance of Residential Extensions

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: Seven - no replies received.

Site notice posted: No, not required.

CHIGWELL PARISH COUNCIL - Strongly object because of the poor design of the structure and it is entirely out of keeping with the existing street scene.

Main Issues and Considerations:

The issues to be considered is the design of the extension and the effect on neighbours.

In design terms, the first floor rear extension relates well to the main house. The dormers above sit symmetrically along the rear roof slope and are set in from the edges of the new roof. They are of similar scale and appearance to those on the adjacent house, 90 Bracken Drive and in keeping with its surroundings.

The front additions have enhanced the appearance of the house in the street scene, with the addition of a well designed central mock-Tudor gable feature and matching design first floor. The parish council objection has been carefully considered, but the two contrasting dormers on each side of the front roof slope have picked out similar features on neighbouring houses in the locality. For example, there are front dormers at nos. 51, 53, 78 (which has the same shaped “eyebrow”) and 84 Bracken Drive (3 front flat roof dormers). Along with contrasting features across these and other neighbouring houses, the proposed front additions add visual interest to what was otherwise a comparatively low character appearance house.

The first floor side and roof extension maintains a reasonable separation gap to no.90’s own previous two storey side extension and it will not look out of keeping with the street scene. The additions and alterations comply with policy DBE10 of the Local Plan.

In regards to amenity impact on the occupants of neighbouring properties, the houses opposite at nos. 55 and 57 will look out onto an extended house of pleasing appearance. Views into the rear of the site are limited because of the presence of trees, which will not be affected by the

extensions as borne out by the submitted tree report. There will be no overlooking or detrimental impact on privacy issues. The nearest house to the immediate south at no.90 projects rearwards at the same position and does not result in loss of light or outlook. The proposal complies with policy DBE9.

Conclusion:

The extensions have been almost completed on site and there are no neighbour objections. Whilst this is mainly a retrospective application, that was submitted as an application almost a year ago but not made valid until recently until a tree report was submitted, the good finished quality and design on site surpasses that shown on the submitted plans, which the parish council objected to. It actually enhances the appearance of this part of the street scene where similar roof additions exist. It is recommended that planning permission is granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

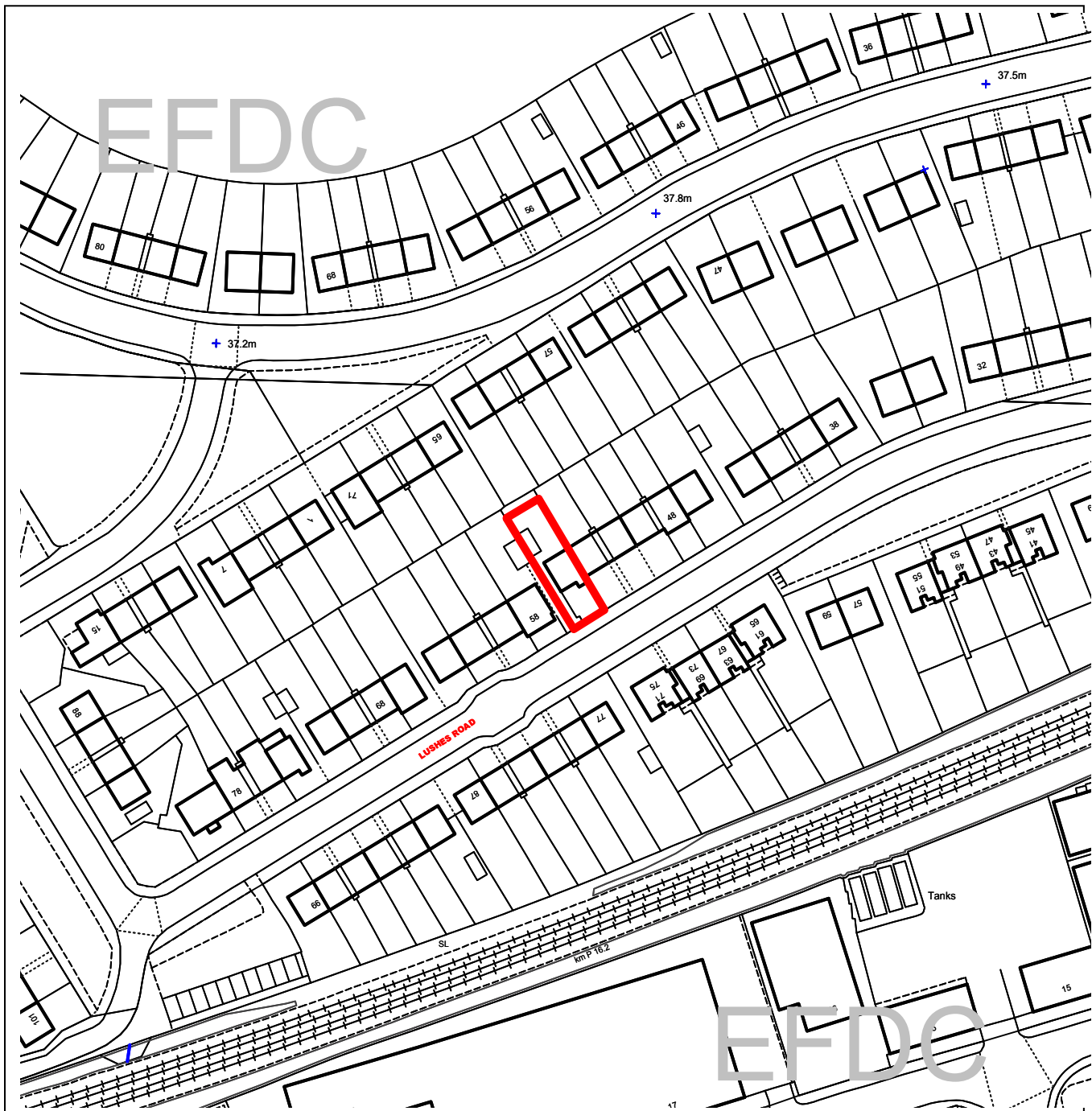
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/3176/15
Site Name:	56 Lushes Road, Loughton, IG10 3QB
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/3176/15
SITE ADDRESS:	56 Lushes Road Loughton Essex IG10 3QB
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Kris Dimov
DESCRIPTION OF PROPOSAL:	Single storey front, side and rear extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581359

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of the Site:

Two storey terraced house, on the northern side of Lushes Road in Loughton. It has an existing front porch. Neighbour no.58 has a front extension –similar in size and scale to that being proposed at the application site. Several properties along Lushes Road have similar front extensions and some examples of rear and side extensions. The site and property are not in a

conservation area nor listed.

Description of the Proposal:

Single storey front, side and rear extensions.

Details and Dimensions:

- Single storey front extension:
 - Depth: 1.2m.
 - Width: 5.3m.
 - Height: 3.6m.
 - Roof: Mono-pitched.
 - Set in by: 0.4m from either side wall of the original house.

- Single storey side extension:
 - It would wraparound with the single storey rear element.
 - It would have a door on the side.
 - It is set in by 0.15m from the side boundary.
 - It is set 0.8m rear of the front wall of the original house.
 - The width would be 1.7m.
 - The height would be 4.1m.
 - The roof would be mono-pitched with two roof lights.

- Single storey rear extension:
 - It would wraparound with the single storey side element.
 - The depth would be 4m.
 - The width would be 7.6m.
 - The height would be 3.6m.
 - The roof would be mono-pitched with two roof lights.
 - It is set in by approximately 0.15m from either side boundary.

Site History:

EPF/0516/74: Erection of a porch –approved/conditions 21/08/1974.

Policies Applied

Local Plan Policies:

CP2	Protecting the Quality of the Rural and Built Environment;
DBE9	Loss of Amenity;
DBE10	Residential Extensions;

National Planning Policy Framework (NPPF) 2012;

The NPPF was published on 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Date of site visit: 05/04/2016

Number of neighbours consulted: 9

Site notice posted: No, not required

Responses received: No response received from neighbours.

Loughton Town Council: The Committee OBJECTED to this application, which was considered an overdevelopment of the plot and could potentially create a terracing effect.

Main Issues and Considerations:

The main issues in this case are:

- Design.
- Living Conditions.

Design:

- The proposals as a whole have been design to complement the original house in scale, bulk and use of external materials.
- The set in from the front and side walls of the main house would ensure a subordinate appearance that would retain the integrity of the original building.
- The siting arrangement would ensure a continuity of appearance that would avoid harm to the rhythm of the street scene.
- There are also some examples of similar developments within the immediate vicinity so, the proposals as a whole would not be out of character with the prevailing pattern of development in the surrounding area.

Living Conditions:

- The window proposed on the flank wall of the single storey side extension would be facing the flank wall of adjoining property no.58 Lushes Road. As such; no excessive overlooking would be caused by proposal development.
- In addition, having regard to their complementary design, scale and siting in relation to neighbouring boundaries, the proposals as a whole are not considered to cause any harm to the living conditions of any neighbouring occupiers.

Discussion of Objections from the Parish Council:

- Loughton Town Council objected to this application on the grounds that it would result in overdevelopment of the site and that this could potentially create a terracing effect.
- In response to the above, the application site has a rear garden that measures about 14m in length and 7.9m in width. This is similar to the size of the rear gardens of the other properties on the northern side of Lushes Road.
- The rear element of the proposal would only be 4m in depth and 7.6m in width. It would therefore leave approximately 10m of the rear garden depth/space to be used as a private amenity area. This element is also appropriately set in from both the side boundaries which would reduce a cramped appearance within the site.
- The applicant could also construct a rear extension of 3m in depth without a need to first apply for planning permission as long as it projected from the rear wall of the original house and did not wraparound the side extension. This could be built flush on the boundary to the maximum overall height of 4m from the ground floor level. Given the absence of neighbour

objection to the current proposal it is likely a rear extension of up to 6m could be constructed under the current temporary Permitted Development allowances. Such permitted extensions are a realistic fall-back position for the applicant, should the application be refused. There are also similar extensions within the immediate vicinity as such; if the application was refused and an appeal lodged, the Inspector could grant permission.

- The side element could also be constructed without the need to first apply for planning permission as long as it did not wraparound the rear element. This could also be built flush onto the side boundary to the maximum overall height of 4m. Such Permitted Development is a realistic fall-back position for the applicant should this application be refused.
- The front extension is no deferent in size and scale than the numerous examples of similar developments within the immediate vicinity. Therefore, should the application be refused and appealed by the applicant, it is likely planning permission would be granted by the Inspector.
- The terracing effect as a concern of the Parish Council is normally caused by the two or more storey side extensions that excessively infill the spaces between buildings. This is why the supporting text for Local Plan Policy DBE 10 requires upper floors of extensions to normally be set-in from the plot boundary by a minimum of 1m.

Conclusion

The objections from the Parish Council have been addressed in the body of this report. The design of the proposals as a whole are considered to be complementary to the original house and would not cause significant harm to the character and appearance of the host property, street scene and general locality. The proposals are considered to be in accordance with the aforementioned policies of the adopted local Plan (1998) and Alterations (2006) and guidance in the NPPF (2012). Accordingly, it is recommended that planning permission be granted with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Moses Ekole

Direct Line Telephone Number: 01992 56 4109

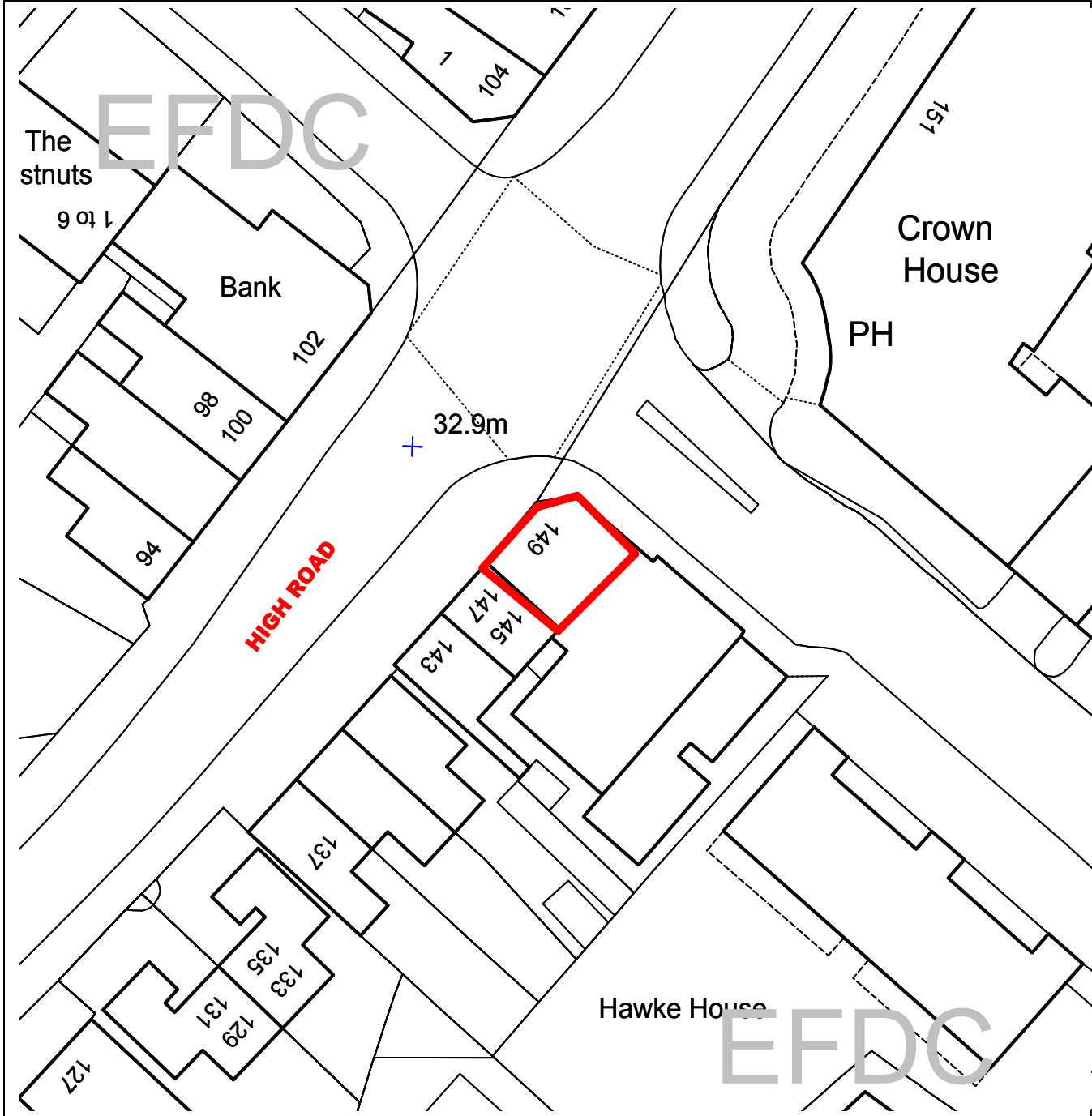
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Agenda Item Number 7



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Application Number:	EPF/0179/16
Site Name:	149 High Road, Loughton, IG10 4LZ
Scale of Plot:	1/500

Report Item No: 7

APPLICATION No:	EPF/0179/16
SITE ADDRESS:	149 High Road Loughton Essex IG10 4LZ
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Clive Witley
DESCRIPTION OF PROPOSAL:	New aluminium shopfront installation.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582074

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to a ground floor corner property on the east side of High Road with a return frontage to the south side of Old Station Road. The two storey building is used as an estate agents office.

The site lies at the southern end of the Loughton centre in a small mixed parade that includes a solicitors office immediately adjacent. The building is not listed or locally listed and the site is not within or adjacent to a conservation area.

Description of Proposal:

The application proposes a replacement shopfront. The existing white painted timber shopfront will be replaced by a powder coated aluminium frame front also finished in white. In all other regards, this proposes a like for like replacement, maintaining display windows of the same size and the corner entrance door.

Relevant History:

None

Policies Applied:

CP2 Quality of Rural and Built Environment
TC5 Window displays
DBE12 Shopfronts

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: Six
Site notice posted: No, not required
Responses received: No response received from neighbours.

Loughton Town Council: Objection

The Committee objected to the proposed design, which was considered harmful to the character of the street scene and out of keeping with the architectural style of the building and adjoining premises in the block.

Main Issues and Considerations:

The property lies on a prominent corner and alterations will be clearly visible in the street scene. It is however of a uniform appearance where the extent of the shopfront is clearly defined.

The proposal is for a straightforward replacement, the proportions of glazing and solid materials are the same and a matching colour finish. The use of powder coated aluminium to shopfronts is common throughout the town centre and there is no obvious reason to suggest it would be inappropriate in this location.

Conclusion:

The proposal provides in effect a like for like replacement which complies with relevant planning policy and is entirely appropriate in this location. It is therefore recommended that planning permission be granted

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

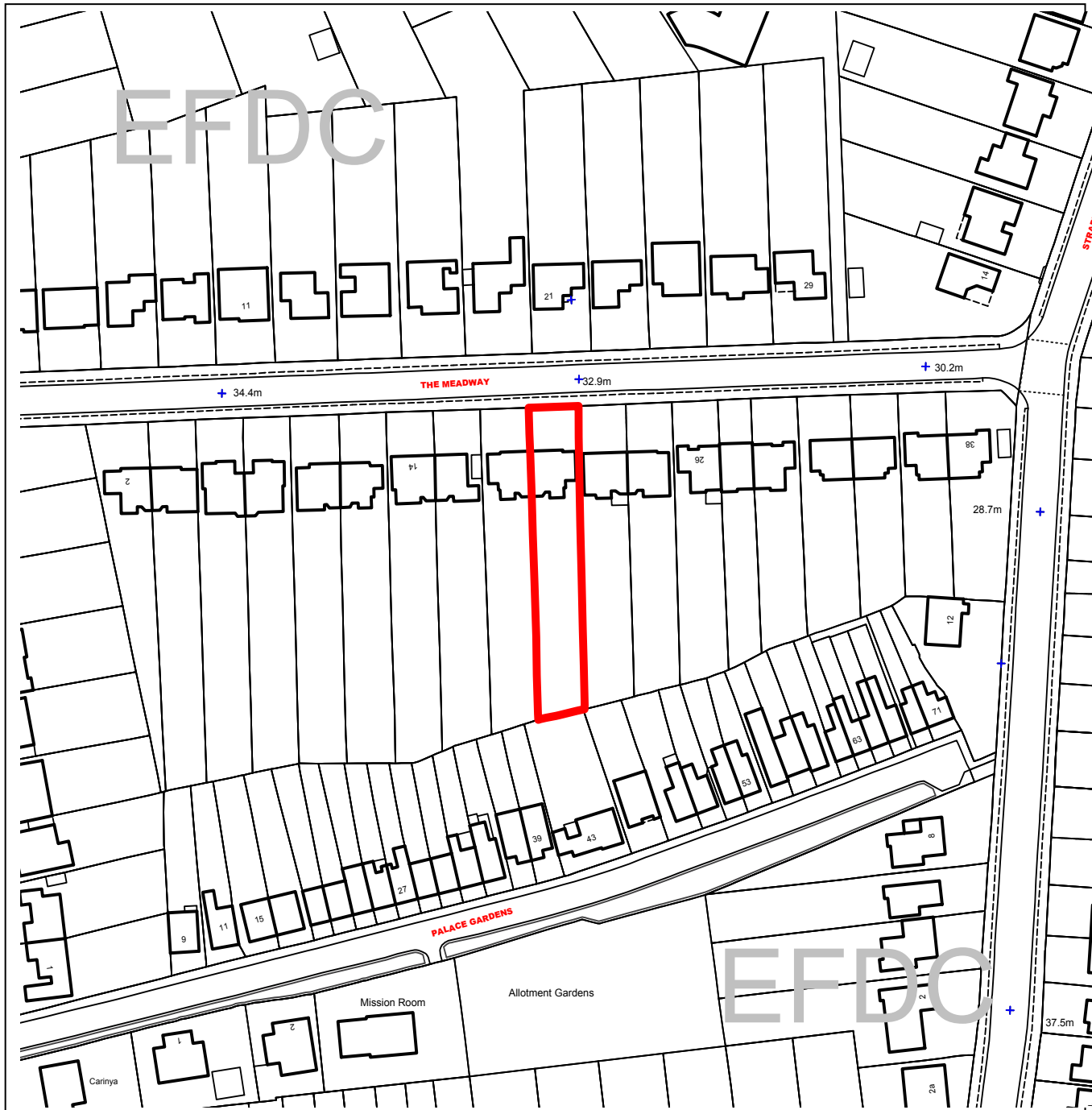
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Agenda Item Number 8



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Application Number:	EPF/0308/16
Site Name:	20 The Meadway Buckhurst Hill. IG9 5PG
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0308/16
SITE ADDRESS:	20 The Meadway Buckhurst Hill Essex IG9 5PG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Simon Labett
DESCRIPTION OF PROPOSAL:	Two storey side/rear extension. Single storey rear extension with two level raised patio areas.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582421

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to the first use of the patio hereby approved, 2m high privacy screens shall be erected on the site boundaries either side of the proposed patio in accordance with the details shown on drawing number L.2.A. Thereafter, privacy screens shall be permanently retained on either side of the patio in accordance with the details shown on drawing L.2.A, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of Site:

The application site comprises of a two storey semi-detached house with part single, part two-storey rear projection and flat roofed side garage on the southern side of The Meadway, Buckhurst Hill. Ground levels fall away from the back of the house towards the rear of the back garden area.

No.22 The Meadway has a two storey side and single storey rear extension and raised patio area which was granted planning permission under application reference EPF/0468/11. An original single-storey rear projection to no. 18 is in alignment with the rear projection at the application site. Not in a conservation area and not listed.

Description of Proposal:

Two storey side/rear extension. Single storey rear extension with split level raised patio areas.

- Details and Dimensions:

- Two storey side/rear extensions:

The proposal would align with the existing front elevation and project 3.6m rear of the existing rear projection. It would be set 0.8m from the site boundary with 22 The Meadway, the detached neighbour, and it would be set 3.9m from the boundary with 18 Meadway, the attached neighbour. They would have a hipped roof matching the design and pitch of the existing house.

- Single storey rear extension:

The single storey rear extension would be set between the proposed two-storey rear extension and the site boundary with 18 Meadway. It would project 1.8m and 3.2m high with a flat roof.

- Patio extension:

There is currently an existing patio, external steps with balustrades at rear. That would be replaced by a split level patio descending to the main rear garden level beyond the proposed rear extensions. Two metre high privacy screens would be erected either side of the patio.

Relevant Site History:

EPF/0167/09: Two storey side extension –approved/conditions 24/03/2009.

EPF/0655/09: Amendment to planning approval EPF/0167/09 for a two storey side extension, moving it forward by 8" –approved/conditions27/05/2009.

The above consents were not implemented.

Policies Applied:

CP2	Protecting the quality of the built environment
DBE 9	Loss of amenity
DBE10	Residential Extensions

The National Planning Policy Framework (NPPF) 2012

The (NPPF) was published on 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 6

Site notice posted: No, not required

Responses received: 1 response was received from 18 The Meadway objecting to this application on the following grounds:

1. Part rear extension too high.
2. Loss of light from part rear extension in our rear room.
3. Patio extension would be higher, causing overlooking into my rear garden.

Buckhurst Hill Parish Council: Objection

Concern regarding depth of secondary storey and therefore potential impact on neighbour's amenity.

Main Issues and Considerations:

The main issues in this case are:

- Design.
- Living Conditions.

Design:

The proposal as a whole is of acceptable in terms of scale, bulk, and detailed design. As such, it would complement the appearance of the application house and not dominate it.

The two storey side element would be set 0.8m from the site boundary rather than the full 1m separation at first floor level that is normally required. However, the detached neighbour, no.22 The Meadway, has a two storey side extension that is set the same distance as the proposal from the site boundary. There realistic prospect of any further side additions at upper level being proposed to no. 22 therefore, the proposed two storey side extension to no. 20 would not result in any future terracing effect.

Since the proposal would complement the existing house and not result in a terracing effect it would safeguard the character and appearance of the locality.

Living Conditions:

Neighbour no.22 has a first floor small side window (obscured glassed), and a rear window –all serving habitable rooms. The proposed two storey side element would maintain 0.8m separation distance from the plot boundary, which together with the gap between no.22 and the shared boundary, would ensure sufficient space to allow for light to this neighbours obscured side window. The application site is on a lower ground level and the proposed two storey side/rear extensions would not significantly extent beyond the rear wall of the two storey side extension at no.22. As

such, the proposals would not significantly harm the outlook from, and light to the rear first floor windows of no. 22.

In regards to the impact on neighbour no.18, the proposed two storey rear projection complies with the 45 degree test when measured from the rear patio door of no.18. Having regard to their depth, bulk and siting in relation to this neighbour the proposed development, would not harm the living conditions of the occupiers of no.18 in terms of appearing excessively overbearing or causing any excessive loss of outlook or light.

The potential loss of privacy from overlooking into their rear garden area from the extended two patio levels is also a concern of no.18. Due to significant changes in ground levels, the proposed patio would be split into two levels, which would extend further down the rear garden of the application site. Each patio level would have balustrades and steps at the middle (set away from shared boundaries).

Due to the fall in levels beyond the rear elevation of both 18 and 20 The Meadway there is a potential for some loss of privacy from overlooking into neighbouring rear garden from the proposed patio areas or steps. However, the part of the neighbouring rear gardens which may potentially be overlooked are much further from the rear wall of the houses concerned, areas not considered so sensitive in terms of privacy. The part of their rear garden area or patio, considered most sensitive, would not excessively be overlooked since it is also proposed to erect a 2m high privacy screen on both sides of the patio for its full depth. This would also be secured by a relevant condition. It is considered subject to compliance with the condition to be attached, that, the impact of this element of the proposal in terms of potential future overlooking and loss of privacy would be acceptable.

Conclusion:

The objections from the occupiers of neighbouring property no.18 The Meadway and those from the Parish Council were noted and discussed in the body of this report. However, having taken all material considerations into account, the proposals are considered to be acceptable in terms of their consequence for the appearance of the house, character of the locality and living conditions of neighbours. They are therefore considered to be in compliance with the requirements of Policy CP2 (iv), DBE 9 and DBE10 of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF. Accordingly, it is recommended that planning permission be granted to this application with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Moses Ekole

Direct Line Telephone Number: 01992 56 4109

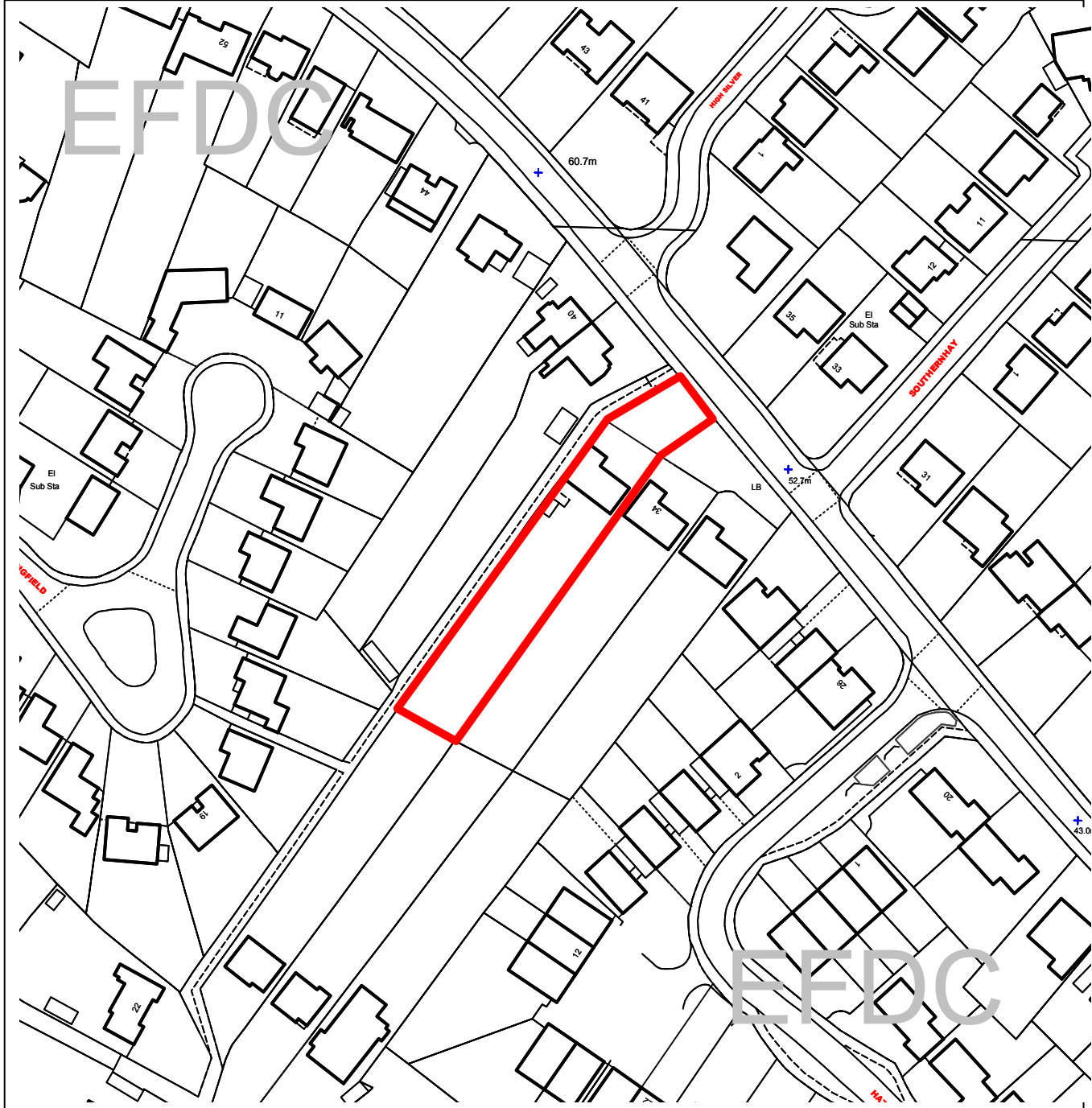
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Agenda Item Number 9



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Application Number:	EPF/0321/16
Site Name:	36 Upper Park, Loughton, IG10 4EQ
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0321/16
SITE ADDRESS:	36 Upper Park Loughton Essex IG10 4EQ
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Robert Anstey
DESCRIPTION OF PROPOSAL:	Construction of a two storey front extension and a loft conversion with two rear dormers. Erection of new gates with brick piers on front boundary, together with fences around front perimeter of the property (revision to EPF/2563/13) ** Revision is ' a reduction in height of the proposed gates **
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582440

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Gates installed to the front boundary shall open inwards only and shall not open over the footway, and shall thereafter be permanently retained in that form.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to a two storey detached dwelling house on the south west side of the road. The building is set back from the road by over 20 metres and the front falls away steeply from the road such that the dwelling sits considerably lower than the highway. The original house

has been extended by a single storey rear conservatory, but no other works referred to elsewhere in this report have been commenced.

The surrounding area comprises a variety of building styles and form, predominantly detached and semi-detached residential properties, those to the south are set back from the front boundary in a similar fashion to the application site. A pedestrian right of way runs along the northern site boundary beyond which lies a 3 storey building. Land falls steeply to the south.

The house is not listed or locally listed and the site is not within or adjacent to a conservation area.

Description of Proposal:

The current application represents the latest iteration of proposals for extensions to the house. Specifically, the current application seeks approval for a two storey front extension, rooms in the roof with two rear dormers and boundary treatments to the frontage.

The front extension is a modified version of what has been previously approved. The scheme proposes two matching gabled bays with a recessed central section at first floor. The extension projects forward of the existing building by 2.4m on the southern side and 0.8m on the northern side. In addition, at ground floor there are single storey projections to form a bay window on the south side and a garage front on the north (albeit no garage is actually proposed). This represents a reduction in the depth of the front extension from the previously agreed scheme of around 2.5 metres.

The proposed loft conversion will feature two central front roof lights, single roof lights on both flanks and two rear facing dormers with hipped pitched roofs. A small area of flat roof in the centre ensures no increase in ridge height from the previous approval (where the greater depth of the front extension entailed a larger flat roof area).

To the front garden area, the previous application showed an in and out vehicle arrangement but this has been abandoned and the existing access is shown retained. The boundaries will be enclosed, along both flanks 1.8m high timber fencing will be installed linking up with existing boundary treatments. The front boundary treatment, which has been amended since submission, now proposes timber fencing 1m high along much of the boundary with a timber gate to the vehicle access 1.2m high with brick piers 1.3m high.

Relevant History:

- EPF/1943/13 Demolition of existing rear conservatory. Construction of a two-storey front extension and a single-storey rear extension – approved.
- EPF/2563/13 Demolition of existing rear conservatory. Construction of a two-storey front extension and a single-storey rear extension (Revision to previously approved EPF/1943/13 by increasing the depth of the single storey rear extension.) - approved

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST4	Road Safety

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant

policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: Nine

Site notice posted: No, not required

Responses received: Objections have been received from the occupiers of 33 Upper Park who are concerned at the proposed fencing to the frontage the objector is concerned at the enclosing of the frontage in a section of the road where frontages are generally open and free from enclosures. The objector refers to a scheme to enclose the boundary at 37 Upper Park that was refused planning permission and is concerned that the works may affect trees on the frontage of the site. The objector has confirmed the amendments do not alter their views.

Loughton Town Council: Objection

The Committee objected to the proposed gates and boundary treatment shown on the original submission (where the gates were 2m high), which would impact on the open aspect of the road and were considered detrimental to the street scene.

The Town Council were reconsulted on the current proposals - Members noted the amended plans but commented that as the reduction in height of the gates and piers was unclear, reiterated their previous comments.

Main Issues and Considerations:

The primary issue in this case relates to the proposals for the enclosure of the frontage, which the Town Council and the local resident have both objected to. It should firstly be noted that most of these works are in fact permitted development. The side fences are under 2 metres high and the majority of the fence along the frontage is 1 metre high. In effect therefore only the gate and piers of these works require planning permission.

While a number of properties in the vicinity do have open frontages, the locality could not be described as a frontage free of boundary treatments. Properties at 32 and 34 have railings along their frontage over 1 metre high, albeit set back from the road frontage behind a greensward. The objector refers to the property at 37 Upper Park which has a stepped wall along its front boundary in places evidently above 1 metre high. The application referred to be the objector proposed railings on top of the wall, was refused in 2012 and is substantially different to the current scheme.

In assessing the merits of the proposal, significant weight is given to the extent of the proposal that could be achieved as permitted development along the whole of the remainder of the boundary. In that context it is difficult to argue the small section of the proposed front boundary treatment that would exceed 1 metre in height together with the short length of side boundary treatment that does require permission are likely to have such a disproportionate impact on the street and surrounding area that refusal would be justified. In terms of safety, due to their low height the proposed fencing and gates at and adjacent to the existing vehicular access would not be harmful.

In all other regards, the works proposed are acceptable. The front extension reflects the form of what has been previously approved, the reduction in overall size will further reduce any limited impact on neighbours. The roof works are of limited scale and the proposed dormers are well designed in the context of the overall appearance of the rear roof profile in general.

Conclusion:

Officers have sympathy with the comments of the Town Council and neighbour that the present open aspect of the site adds to the general street scene and it would be desirable to retain this. However, much of the work objected to is outside the scope of planning control and refusal of the application on this basis will not safeguard that open character and the element of the development that does require planning permission does not in the overall context have any significant additional harmful impact.

The extensions to the building comply with relevant policy and do not have a material impact on the amenities of adjoining occupiers.

The application is therefore recommended for approval, subject to conditions consistent with the previous approvals.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

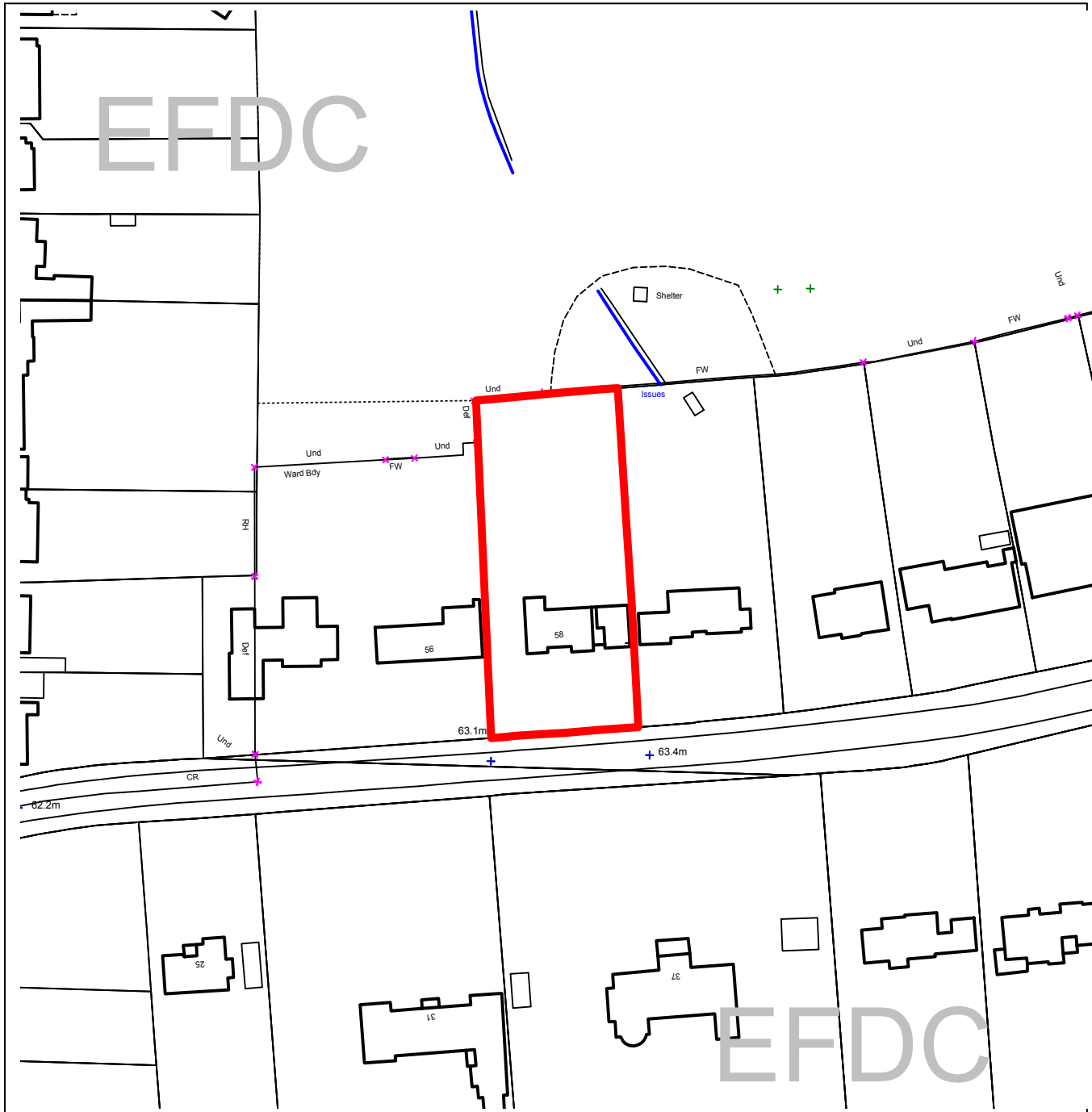
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Agenda Item Number 10



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Application Number:	EPF/0391/16
Site Name:	58 Manor Road, Chigwell, IG7 5PG
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/0391/16
SITE ADDRESS:	58 Manor Road Chigwell Essex IG7 5PG
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr S. Govindaraju
DESCRIPTION OF PROPOSAL:	Erection of front boundary wall, installation of solar panels and retention of roof lantern.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582594

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The railings and gates hereby permitted shall be painted black, unless an alternative colour is agreed by the Local Planning Authority, and shall thereafter be permanently retained in the agreed form.
- 3 Other than by means of shrub and or tree planting, the front boundary railings hereby permitted shall not be infilled, enclosed by or supplemented by any fence, screen or other means of enclosure without prior consent from the Local Planning Authority through submission of a planning application.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

58 Manor Road is a detached dwelling house on the north side of the road. The property is currently being extended and works are at an advanced stage with the additions substantially complete.

The site lies around 150 metres east of the junction with Forest Lane in an area of similar spacious plots. Chigwell Golf Course abuts the rear boundary.

Description of Proposal:

The application comprises works to the front boundary and to the roof.

The existing front boundary wall, a brick wall of around 1.2m average height will be replaced by railings 1.8m high with brick piers of similar height. Entrance gates to the two existing access points will be 2.2m high at the centre. The railings are indicated as being of an open type.

Earlier extensions to the house have created a central flat section on the main roof. A central roof lantern has been installed which projects above the existing roof by around 900mm, this being predominantly glazed. Four solar panels are proposed along the remainder of the flat roof, these will be laid flat resulting in a minimal projection above the roof.

Relevant History:

EPF/1191/77 Single storey rear extension and summer house approved

EPF/1385/15 Single storey rear extension, two storey side extension, change of roof profile, rear dormer window, front porch and balcony approved.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: Five

Site notice posted: No, not required

Responses received: No response received from neighbours.

Chigwell Parish Council: Objection

The Council objects to the height of the boundary wall, but has no objections to the solar panels. The Parish Council was re-consulted when the rooflight was added to the application. It advised that the previously submitted comments remain, however the Committee had no objection to the retention of the roof lantern (skylight).

Main Issues and Considerations:

Comments have been received only in respect of the front boundary treatment. This aspect of the application is consistent with a number of other properties in the area where similar height boundaries have been installed, including a mix of part brick walls with railings above or full height railings as proposed in this case. Many properties have hedges of around 2m height, some grown through railings. The boundary treatment proposed is therefore entirely consistent with local character. A condition can be imposed in order to ensure the railings are not subsequently infilled.

The solar panels on the flat roof will not be visible from ground level while the limited view of the skylight is neither inappropriate in the context of the building nor visually intrusive in the wider context.

Conclusion:

The proposal for the front boundary is consistent with other similar means of enclosure in the vicinity. Overall the proposals comply with relevant planning policy and planning permission should be granted

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

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Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/0419/16
Site Name:	39 Church Hill, Loughton, IG10 1QP
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/0419/16
SITE ADDRESS:	39 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Malcolm Slade
DESCRIPTION OF PROPOSAL:	Additional dropped kerb and new driveway to provide extra off road parking to the front of no. 39 Church Hill.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582639

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 There shall be no discharge of surface water onto the Highway.
- 3 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction – Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of the Site:

Two storey detached house, in a locality of similar detached properties in the southern side of Church Hill, in Loughton. There is an existing side garage with a dropped kerb and drive way to the southwest of the application building. Site constraints include significant changes in ground

levels, and a tree under TPO to the front southwest of the building. There are marked car parking spaces on Church Hill, directly to the front of the application building. Several properties in the immediate vicinity have more than one dropped kerb and drive way. The site is not in a conservation area nor listed.

Description of Proposal:

Dropped kerb and driveway to provide extra off road parking to front of property.

Members are advised that the only part of this proposal that requires planning permission is the formation of the vehicular access off the highway. Other works are permitted Development.

Site History:

CHI/0279/53: Proposed garage and run-in –approved 17/12/1953.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE1	Appearance
DBE9	Loss of Amenity
ST4	Road Safety
ST6	Vehicle Parking

Consultation Carried Out and Summary of Representations Received:

Date of site visit: 15/03/2016

Number of neighbours consulted: 6

Site notice posted: no, not required

Responses received: 1 response was received from the neighbour at no.41 Church Hill objecting to this application on the following grounds:

1. Impact of proposal on existing underpinning to the front of no. 41 Church Hill.
2. Could result in structural damage to no.41 Church Hill.
3. Sketch plans not clear and do not give accurate picture of the impact to no.14.
4. Involves partial removal of front garden, replacement with hard-core and block paving.
5. Removal of soil at the front garden of no.39 would further reduce the ground level relative to the front garden level of no.41.
6. Increased ground instability and risk to no.41.
7. Not much details of expected excavation of front garden have been submitted.
8. Ground levels are steep, paving would require 8 inch gap yet no details of extent of depth have been submitted.
9. Proximity of proposed off road parking to front right –means very high risk of further substance and structural concerns to no.41.

Loughton Town Council: Objection

Objected to this application as originally submitted. Following revision to the proposal, members did not consider that the amended plans had overcome their previous objection, which was: The Committee OBJECTED to this application which was considered detrimental to the street scene and character of the road. Members were also concerned by the loss of the designated parking on the highway.

ECC Highways: Further to the receipt of the amended plans, from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to a condition that there shall be no discharge of surface water onto the Highway.

Main Issues and Considerations:

The main issues in this case are considered to be covered under three main areas:

- Impact on the character and appearance:
- Living conditions.
- Parking space and highway safety.
- Impact on trees.

Character and appearance:

The character and appearance of the surrounding area is derived in part from a rhythm of existing dropped kerbs along Church Hill, existing crossovers on the front boundaries, driveways with hard-surfacing and block paving to the front of residential properties along Church Hill. The proposed additional dropped kerb onto Church Hill and driveway in this case is considered acceptable in relation to the appearance of the wider street scene.

Living conditions:

The proposal follows the prevailing pattern of development in the surrounding area and it is not expected to result in any harm to the residential amenities enjoyed by the occupiers of neighbouring properties, particularly in relation to noise disturbance or visual amenities.

Highway safety and parking:

This proposal under this application was revised since its original submission to address the concerns of the Local Planning Authority and Essex County Council Highway Authority. The revised proposal would now enable a vehicle to enter and exit the site more safely than the current existing situation. The additional dropped kerb in question and the new front drive way are of appropriate width and there is a clear visibility splay at the junction of the driveway with the highway to view oncoming traffic and pedestrians passing on the pavement. The revised application was referred to Essex County Council's Highway's officer who has expressed no objection to the proposal subject to a suggested condition.

In regards to the loss of the designated parking on the highway, there is a designated parking area to the front of the application site, on the southern side of Church Hill, which can provide up to about 8 parking spaces for normal cars. The proposal would result in the loss of one designated parking car parking space but achieve off-street parking provision for two cars therefore the proposal has the potential to relieve some demand for use of the designated on street spaces. In addition, there is further opportunity for on-street parking within the immediate vicinity along this street beyond the designated parking area in front of the application site.

Impact on trees:

The case officer's site visit has revealed the presence of a substantial tree with TPO, located no more than 6m from the closest point of the proposed development as shown on the submitted plan. The activities during the development process are likely to damage the tree. No information has been submitted to demonstrate that its retention is possible or the tree would not be damaged

should the development be permitted. The Trees and Landscaping Team was consulted on this application. Whilst no objection has been raised in principal, further information would be required in relation to this adjacent tree. Having regard to the relationship of the tree to the proposal, the circumstances of this proposal are such that it is appropriate to deal with this matter by condition.

Discussion of objections received:

The neighbour at no.41 Church Hill has raised objections to this application mainly on the grounds that the proposed development would severely impact on the underpinning works which were carried out several years ago to the front of this neighbouring property and the application site. These, together with other issues objected upon have been listed under the relevant section of this report. It should be made clear here that the consequence for building works previously carried out on neighbouring land is not a material planning consideration. Moreover, given the nature of the works required for the formation of a vehicular crossover it is difficult to understand how underpinning works at neighbouring land could be affected. Members are advised that the formation of the hard surface for a parking area at the application site is Permitted Development.

The objections received from Loughton Town Council have generally been addressed in the body of this report.

Conclusion:

The proposal is considered acceptable as it would be in keeping with the prevailing pattern of development. Subject to compliance with the conditions to be attached and subsequent approval of details to be submitted in future, the proposal could comply with the aforementioned policies of the Adopted Local Plan. Accordingly, it is recommended that planning permission be granted to this application with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Moses Ekole
Direct Line Telephone Number: 01992 56 4109***

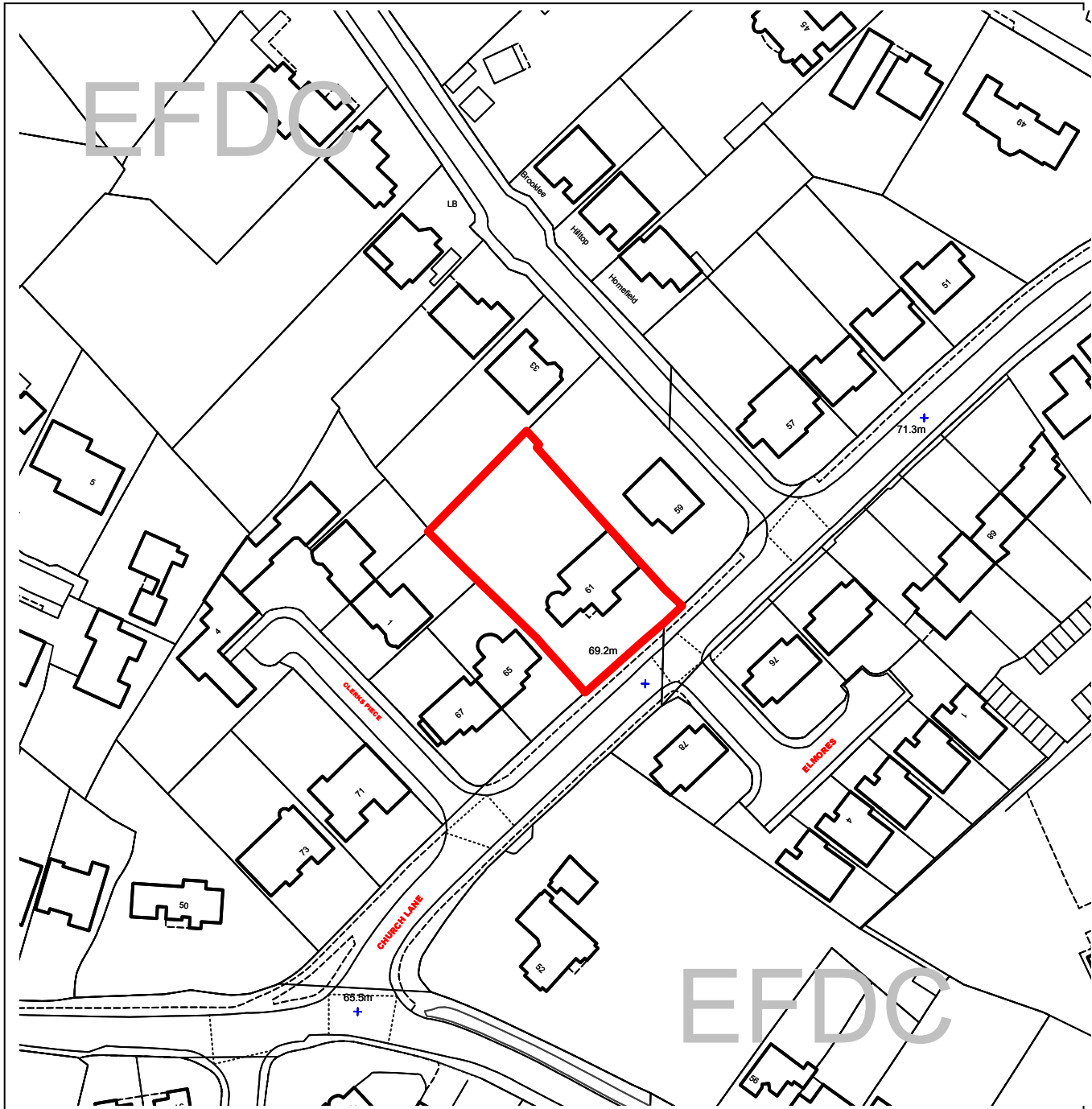
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Agenda Item Number 12



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Application Number:	EPF/0598/16
Site Name:	61 Church Lane, Loughton, IG10 1NP
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/0598/16
SITE ADDRESS:	61 Church Lane Loughton Essex IG10 1NP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr & Mrs Adrian
DESCRIPTION OF PROPOSAL:	Retrospective application for an outbuilding in the rear garden to form a gymnasium and play room
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583095

CONDITIONS

- 1 The outbuilding hereby approved shall only be used for domestic purposes incidental to the use of the house at no. 61 Church Lane as a dwellinghouse.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site contains a large two storey detached house which has previously been extended. The site is bounded at all shared boundaries by approximately 2m high timber fence and vegetation. There is an existing large outbuilding on site which is now the subject of this planning application. Rear neighbouring property also has an outbuilding but smaller in size and scale than that present at the application site. The site is not in a conservation area and the building is not listed.

Description of Proposal:

Retrospective application for existing single storey rear outbuilding.

Details and Dimensions:

- The existing outbuilding is sited along the common boundary with adjoining neighbour no.59 Church Lane and it is set in by 1m from this shared boundary.
- The outbuilding is also set in by 1.3m from the rear boundary.

- Width: 6m
- Depth: 20.6m.
- Height to the flat roof: 2.5 from natural ground floor level.
- Height to roof lantern: 3.2m from natural ground level.
- Use: Gym, Play Room and Swimming Pool.

Relevant History:

EPF/1500/12: First floor side extension and retention of balustrade across existing ground floor roof –Approved/Con 03/10/2012.

EPF/1652/12: New front brickwork wall with iron railings and gates –Approved/Conditions 23/10/2012.

EPF/1891/12: New rear dormer window –Approved/Conditions03/12/2012.

EPF/0448/87: Two storey and single storey side extensions; single storey rear extensions and new dormer windows –Refused 22/05/1987 but allowed at an appeal on 10/02/1988.

EPF/0779/88: Single storey side and rear extension –Approved/Con 01/07/1988.

Policies Applied:

- CP2: Protecting the Quality of the Rural and Built Environment.
- DBE9: Loss of Amenity.
- DBE10: Residential Extensions.

The National Planning Policy Framework (NPPF) 2012;

The (NPPF) was published on 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 5
 Site notice posted: No, not required

Responses received: 1 response was received from neighbour at no.1 Clerks Piece objecting to this retrospective application of the following grounds:

1. Not in keeping with the character of the neighbourhood.
2. It is an ugly concrete structure.
3. Lead to removal of previously greenfield land.
4. Too height with roof lantern.
5. Can be seen from neighbouring windows.
6. Loss of privacy from overlooking into our bed room.
7. Too large in size and blighted the views from our property.
8. Next to an oak tree.
9. Not comply with both building and planning regulations.

Loughton Town Council: Objection:

The Committee deplored this retrospective application and OBJECTED to the erection of a large outbuilding, which was considered an overdevelopment of the garden and detrimental to the neighbouring properties.

Main Issues and Considerations:

The main issues for consideration in this case are:

- Design.
- Living Conditions.

Design:

- The rear garden area of the application property measures in the region of 517.5m² and the existing outbuilding takes up 123.6m² of the garden. Although relatively large, it is set away from all shared boundaries and its size is well related to the size of the application site.
- The outbuilding has been rendered in yellow cream colour which is similar in appearance to that of the existing house.
- The house at the application site is a very large detached house with rooms in the roof space. As such the outbuilding does not appear disproportionately large in relation to the existing house or.
- The existing outbuilding is situated entirely to the rear of the house at the site and therefore is not visible from any public vantage point or area. Consequently, it does not have any impact on the street scene.
- For all above reasons, Officers find the outbuilding does not cause harm to the character and appearance of the application site or general locality.

Living Conditions:

The height of the existing outbuilding, up to the flat roof, is largely concealed from view from no.59 Church Lane by existing fencing. The only visible part is the roof lantern, which projects 0.7m above the existing fencing. The outbuilding is situated within 2m of the boundary, as such; an overall maximum height of 2.5m would normally be required if it was to benefit from permitted development rights. The visible height of 0.7m above fencing in this case is not considered to appear overbearing or cause any harmful loss of outlook. It certainly does not cause any loss of light or privacy to neighbouring properties.

Other Considerations:

Members are advised the existing outbuilding is only 0.7m higher than a Permitted development outbuilding could be: 2.5m. That height could be achieved by removing roof light lantern.

Conclusion:

The objections from the Parish Council and from neighbouring property have generally been addressed in the body of this report. The proposal does not cause any excessive harm and consequently is considered to be acceptable. It is therefore considered to be compliant with the aforementioned policies of the adopted Local Plan (1998) and Alterations (2006) and guidance in

the NPPF (2012). Accordingly, it is recommended that planning permission be granted to this retrospective application with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Moses Ekole

Direct Line Telephone Number: 01992 56 4109

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 13



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Application Number:	EPF/0737/16
Site Name:	9 Bushfields, Loughton, IG10 3JT
Scale of Plot:	1/1250

Report Item No: 13

APPLICATION No:	EPF/0737/16
SITE ADDRESS:	9 Bushfields Loughton Essex IG10 3JT
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Kulbir Singh
DESCRIPTION OF PROPOSAL:	First floor rear and single storey side extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583421

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

This application relates to a two storey end-terrace property on the south side of the road. This single dwelling house is previously extended with a ground rear extension. An outbuilding in the rear garden adjacent to no 7 extends some distance into the rear garden. It is used for domestic storage. There is a gentle but noticeable slope on the site, falling front to rear.

Property lies at the end of a terrace of four properties. A similar terrace of four adjoins to the east and the two end terrace houses, nos. 7 and 9, have individual side access capable of taking a vehicle, each being just over 2m wide. This is a wholly residential area characterised by properties being semi-detached or in short terraces

Description of Proposal:

The application proposes a single storey side extension and a first floor rear extension. The side extension, which is at ground floor only, would be 2.2m wide, infilling the sideway up to the boundary with no.7. It aligns with the front main wall of the existing dwelling and projects rearwards to align with the rear wall of the existing rear extension. A monopitch roof is provided to the front but otherwise the roof is flat.

At the rear a bathroom extension is proposed over part of the existing rear extension. Its eastern flank would align with the side wall of the original house, being constructed on the eastern flank wall of the existing ground floor extension. This projects 3 metres, the full depth of the ground floor extension. The first floor addition would be set off the boundary with the attached neighbour, no. 11, by 3 metres. A hipped pitched roof is provided to this element aligning at eaves level.

Relevant History:

EPF/1749/78 Rear extension and garage. Approved

EPF/2213/15 Two storey side and first floor rear extension. Refused on grounds of terracing from the side extension and the impact on neighbouring occupiers from scale, mass and bulk.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: Six

Site notice posted: No, not required

Responses received: The adjoining occupier at no 7 Bushfields has objected to the application on the following grounds:

- Overshadowing and visual dominance
- Enclosing of the gap between properties
- The proposal will result in bins being kept on the frontage
- The proposal effectively removes parking capacity

The objector also raises issues that are not relevant to the planning considerations, as under:

- A covenant after both properties refers to retention of pedestrian access at the side
- Concerns that suitable drainage is provided to prevent run off onto the adjoining property
- Concerns that gas pipes serving the site run under the site.

Loughton Town Council: Objection

The Committee objected to this application which was considered an overdevelopment of the plot and could potentially create a terracing effect. There was concern as, though the applicant had stated in the accompanying documentation that parking provision would not be affected, members believed parking provision would be reduced by one space. This would then worsen the existing daily on-street parking congestion in the road.

Main Issues and Considerations:

The issues to be considered in this instance are the design of the extension and the effect on neighbours.

In design terms, the key issue appears to relate to the side extension and the failure to set this back from the side boundary. The desire to avoid terracing is a clearly established local policy, but this is consistently achieved through setting back at first floor, unless particular circumstances dictate otherwise. The relevant policy DBE10 was explained in the 1998 Local Plan as:

15.66 Two storey extensions may be permitted to extend to the plot boundary particularly if any visual gap in the streetscene is maintained. Single storey extensions will normally be acceptable.

No subsequent guidance has been issued to amend this, and there are many examples of ground floor side extensions extending to the boundary. Officers are therefore of the view that refusal on the grounds raised by the Parish Council could not be supported.

It is noted that the neighbouring property at no 7 Bushfields has no side windows at ground floor and direct impact would need to be considered in terms of whether enclosing the boundary could be considered intrusive or whether the rear projection affects windows in the rear of the building. As the extensions project only 3 metres to the rear, and as the neighbour at no.7 has kitchen and bathroom windows in closest proximity to the boundary, the impact is not considered significant. The objection does raise the issue that the extension will prevent a vehicle being parked at the side of the property but such parking relies on opening the door over the boundary and a boundary fence could similarly prevent this happening. The frontage of both properties is deep enough to accommodate a vehicle.

The first floor element lies around 3 metres from the boundary with the attached neighbour at 11 where the nearest window is at least a further metre from the boundary, thus no adverse impact results on this property.

Conclusion:

The proposal complies with relevant planning policy in terms of its general design and appearance. Officers have considered the impact on the adjoining properties in some detail and conclude that there is insufficient impact on amenity to justify refusing permission.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 14



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Application Number:	EPF/0788/16
Site Name:	160 Queens Road, Buckhurst Hill, IG9 5BD
Scale of Plot:	1/1250

Report Item No: 14

APPLICATION No:	EPF/0788/16
SITE ADDRESS:	160 Queens Road Buckhurst Hill Essex IG9 5BD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	L & N Design & Build
DESCRIPTION OF PROPOSAL:	Single storey rear extension and alterations to rear staircase
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583572

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: LN/1/A and LN/1/B
- 3 The western edge of the first floor landing of the external staircase hereby approved shall be enclosed by a 1.8m high privacy screen prior to its first use. Thereafter the western edge of the landing shall be permanently enclosed by a 1.8m high privacy screen, unless otherwise agreed in writing by the Local Planning Authority.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

Ground floor shop premises within the Queens Road (west) local centre with yard to rear and flat above. The premises are used as a restaurant. Not listed or in a conservation area. The flat has a rear stair case access from the yard reached via an alley from Queens Road. The yard is used as an outdoor seating area for the restaurant and contains a single-storey store building at its southern end. A 3.6m wide tiled roof canopy projects 4m from the rear elevation of the shop on the boundary with the alley and serves to provide cover for part of the outdoor seating area.

Land rear of the site is the site of former garages, recently redeveloped to provide a pair of houses. Levels fall slightly to the rear and to the east. They rise slightly to the west. The attached neighbour comprises an extended shop (a barbers) with flat above. To the east, separated by the alley, is also an extended shop premises with accommodation above, rear of which is open land that is the subject of a current appeal against the Council's decision to refuse a residential development.

Description of Proposal:

Single storey rear extension and alterations to rear staircase.

The staircase, which provides access to the flat, would remain in the same position but instead of turning, would be a straight flight to an open landing leading to an existing balcony.

The rear extension would replace the canopy. It would be the same depth and width. It would be a simple flat-roofed design with a roof lantern. Patio doors would open out to the remainder of the yard area.

Relevant History:

- EPF/0011/76 Erection of a two storey rear extension to form enlarged shop with self contained flat over. Approved
- EPF/1037/15 Temporary change of use (of ground floor shop premises) from A1 to A3 allowed under current legislation. Deemed approved.

Policies Applied:

- CP2 Quality of Rural and Built Environment
- DBE1 New buildings
- DBE9 Loss of Amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 17
Site notice posted: No, not required
Responses received: No response received from neighbours.

Buckhurst Hill Parish Council: Objection

Overdevelopment of site
Potential lack of amenity for neighbours, re sound and encroachment of garden space.

Main Issues and Considerations:

The main issues raised by the proposal are design and consequence for the living conditions of neighbours.

In design terms the proposal is a simple structure that would complement the design of the existing building. It maintains access to the existing flat above and the reconfiguring of the staircase simplifies its design. Taken as a whole, the proposal would rationalise and enhance the appearance of the rear elevation of the building.

The Parish Council comments the proposal is an overdevelopment of the site. Since the proposed addition would replace a tiled canopy covering the same ground area it is clear the extent of site built on would not be materially different than at present. The fact that a rear yard area will continue to extend a further 7m beyond the rear of the proposed extension, which would only cover part of its width, reinforces the conclusion that the proposal does not amount to an over development of the site.

The single-storey rear extension, which would be contained within a yard area away from neighbouring premises, would not result in any harm to the living conditions of neighbouring dwellings. The use of the replacement external staircase would not lead to overlooking of neighbouring flats, however, there is potential for views into flats at an oblique angle from the western edge of the new landing. That can be mitigated by the erection of a privacy screen at the western edge of the landing, which can be secured by condition.

Conclusion:

Subject to the condition recommended above, the proposal is acceptable in terms of its design, scale and impact on neighbouring dwellings. Accordingly, the proposal complies with relevant planning policy and it is recommended that planning permission be granted

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk